



Portfolio

19 CARMELITE LANE

Aberdeen, AB11 6LZ

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Offers in region of £83,995

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Tenanted 2 bedroom property in central Aberdeen with a current yield of 11%. This buy-to-let investment property comprises a hall, a large open plan living room room Kitchen, 2 double bedrooms with built-in wardrobes, and shower room. The property benefits from having open views across the city, residents lift, double glazing, and gas central heating.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since September 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,300. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £95K. The communal areas of the building are managed by Newton Property for a approximately £90 per month

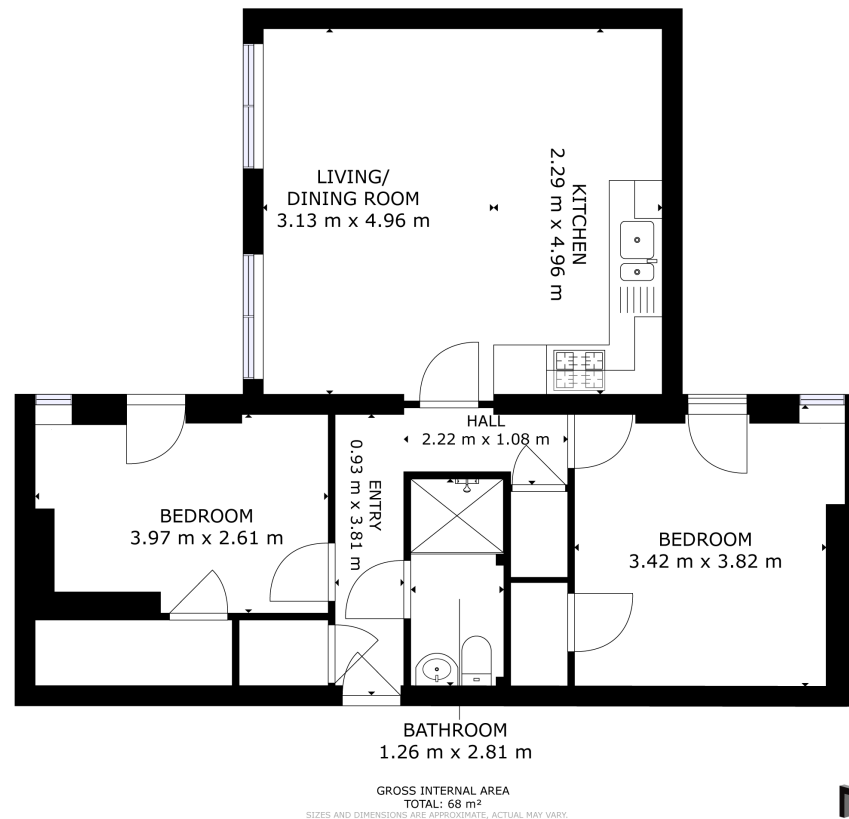
Carmelite Lane is located just off Trinity Street, accessed from Guild Street. Centrally located, 'The Green' links the main shopping area of Union Street with its wide range of retail outlets, entertainment, and leisure facilities to Union Square, the railway station, and main bus depot. Both Robert Gordon University and the University of Aberdeen are within easy access, and a regular bus service is readily available on Union Street.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £95,000
- Current Rental £775pm
- Current Yield 11%
- EPC Rating: E
- 66 sq m
- No Buyer Fees



DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.