



Portolio

27 CARMELITE LANE

Aberdeen, AB11 6LZ

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Fixed Price £69,999

0333 344 2855 | property@portolio.co.uk



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Tenanted 1 bedroom property in central Aberdeen with 8.8% yield. This buy-to-let investment property comprises a hall with 3 storage cupboards, a bright open plan kitchen living room, a double bedroom, and a bathroom with shower. The property benefits from gas central heating, double glazing, and a city centre location. The property is fully compliant for the rental market with PRT, property inventory, EICR, Gas safety, PAT, and legionella risk assessment.

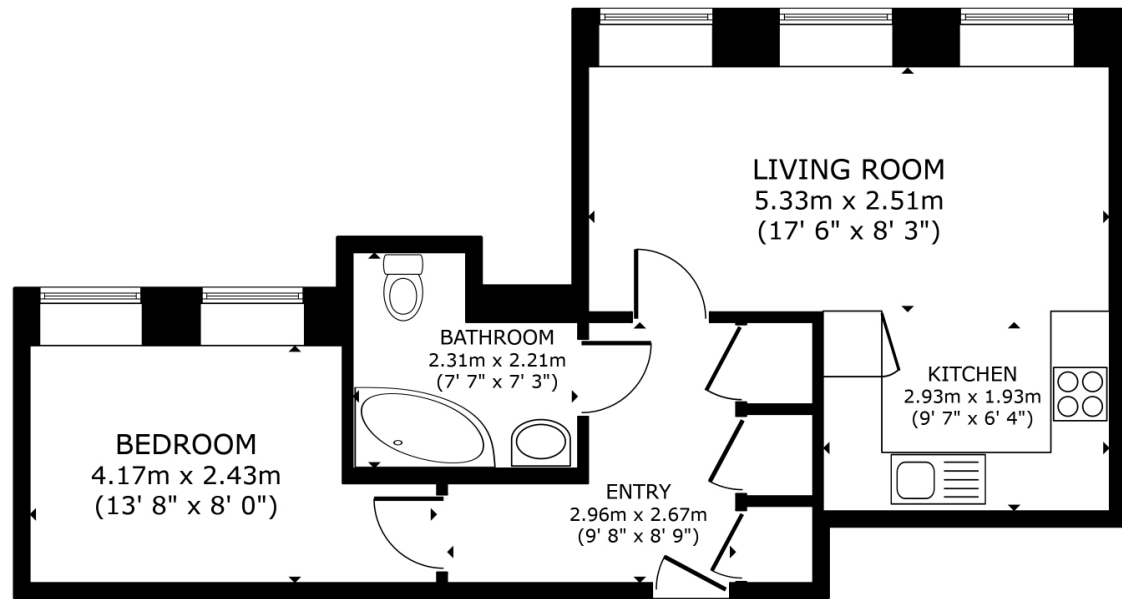
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since July 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,900. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £85K. The communal areas of the building are managed by Newton Property for approximately £90 per month. The property is located next to the main shopping area of Aberdeen with both Robert Gordon University and the University of Aberdeen 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
- 1 Bedroom
- Home Report £70K
- Current Rental £575pm
- Current Yield 9.9%
- 40 sq m
- Furnished Let
- Price Includes Inventory Items & Safety Certificates
- EPC Rating: C



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 45.0 m² (484 sq.ft.)
TOTAL: 45.0 m² (484 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 floor plan 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.