

Portolio



FLAT C, 20 URQUHART STREET

Aberdeen, AB24 5PJ

Fixed Price £59,995

0333 344 2855 | property@portolio.co.uk



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Tenanted 1 bedroom property in Aberdeen city centre. This buy-to-let investment property is located on the first floor of a traditional Aberdeen tenement. The accommodation comprises an entrance hallway, living room, dining kitchen, double bedroom, and bathroom with w.c. The property benefits from having gas central heating, double glazing and being fully compliant for the rental market.

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 March 2023 providing rental income on day 1 of purchase. The current tenancy generates an above-average annual rental income of £5,400 which represents an immediate yield of 9% and a potential yield at current market rental rates of 9.5%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £65K.

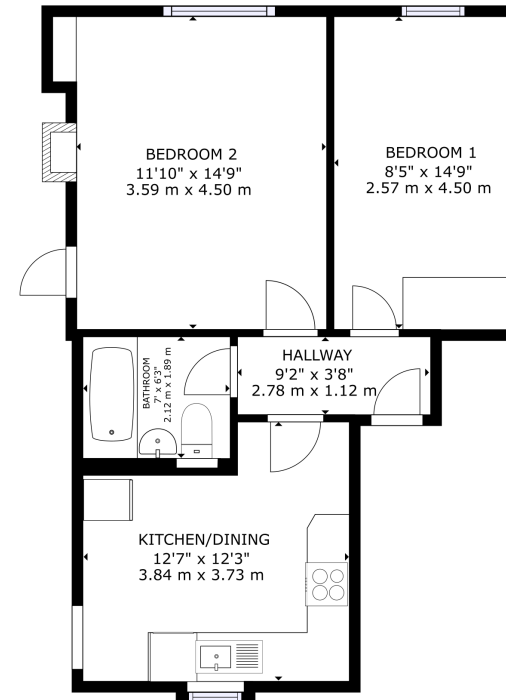
Aberdeen is a city in North East Scotland, and is the third most populous Scottish city with a population of circa 200,000. Urquhart Road provides easy access to the city centre, Aberdeen University, and Aberdeen Royal Infirmary.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £65,000
- Current rental £450pm
- Potential rental £475pm
- 50 sq m
- EPC Rating:C
- Current Yield 9%
- Unfurnished Let
- No Buyer Fees



GROSS INTERNAL AREA
FLOOR 1: 532 sq ft, 49.39 m²
TOTAL: 532 sq ft, 49.39 m²
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.