

Portolio



568 HOLBURN STREET

Aberdeen, AB10 7LJ



Fixed Price £204,995

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Tenanted 5 bedroom first and attic floor maisonette buy-to-let property located south of Aberdeen city centre and only minutes walk to Robert Gordon University. This investment has a main door entrance on street level. The first floor accommodation has a hallway, 2 bedrooms, living room, dining room with kitchen off, bathroom with WC. The attic floor contains 3 further bedrooms and a shower room with WC. The property benefits from having gas central heating, double glazing, a private raised decking area directly outside the kitchen and large rear garden with street access.

The property is fully compliant with an HMO licence for 5 people but also has planning permission for 6 people (the lounge can be bedroom 6 as there is a large dining room which can also be a lounge). There is potential for the property to be divided into 2 properties subject to planning permission. The property is currently let for a net rental of £2086pm.

Aberdeen is a city in north east Scotland and is the third most populous Scottish city with a population of circa 200,000. Holburn Street provides easy access to the city centre, Robert Gordon University, Aberdeen University, and Aberdeen Royal Infirmary.

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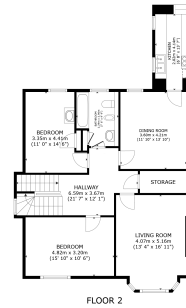


FEATURES

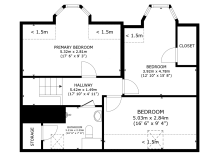
- Buy-to-let Investment
- 166 sq m
- 5 Bedrooms
- EPC Rating: C
- Furniture Included
- Tenanted & Fully HMO Compliant
- Rental £2086pm
- Current Yield 12.2%



FLOOR 1
APPROXIMATE MEASUREMENTS
 FLOOR 1: 7.7' (2.35 M) x 11.0' (3.35 M) | BEDROOM: 11.0' (3.35 M) x 11.0' (3.35 M) | LIVING ROOM: 7.7' (2.35 M) x 11.0' (3.35 M) | TOTAL: 166.00 SQ M (1,780 SQ FT)



FLOOR 2
APPROXIMATE MEASUREMENTS
 FLOOR 2: 7.7' (2.35 M) x 11.0' (3.35 M) | BEDROOM: 11.0' (3.35 M) x 11.0' (3.35 M) | BEDROOM: 11.0' (3.35 M) x 11.0' (3.35 M) | LIVING ROOM: 7.7' (2.35 M) x 11.0' (3.35 M) | BATHROOM: 5.0' (1.52 M) x 5.0' (1.52 M) | STORAGE: 5.0' (1.52 M) x 5.0' (1.52 M) | TOTAL: 166.00 SQ M (1,780 SQ FT)



FLOOR 3
APPROXIMATE MEASUREMENTS
 FLOOR 3: 7.7' (2.35 M) x 11.0' (3.35 M) | BEDROOM: 11.0' (3.35 M) x 11.0' (3.35 M) | LIVING ROOM: 7.7' (2.35 M) x 11.0' (3.35 M) | STORAGE: 5.0' (1.52 M) x 5.0' (1.52 M) | TOTAL: 166.00 SQ M (1,780 SQ FT)



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.