

# Portolio



**275 (3F1) BLACKNESS ROAD**

Dundee, DD2 1SA



**Fixed Price £174,995**

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This spacious third-floor flat within a traditional tenement building offers an excellent buy-to-let investment opportunity, being sold with the tenants in situ and benefiting from a 3-person HMO licence. Built circa 1900, the property extends to approximately 79 sq m and comprises a hallway, living room with open-plan kitchen, three bedrooms, and a bathroom. The property benefits from uPVC double-glazed windows and gas central heating, with open views across the city. Externally, there is shared garden ground to the rear of the building, enclosed within traditional walls and timber fencing.

The property is being sold with the tenants in situ as a buy-to-let investment. The property currently generates £1,250 per calendar month, with the potential to achieve approximately £1,450 pcm, making it an attractive opportunity for investors seeking strong income from a licensed HMO property. The Home Report value is £185,000.

Dundee continues to grow in popularity with buy-to-let investors due to its strong rental demand, vibrant university population, and ongoing regeneration. With both the University of Dundee and Abertay University nearby, licensed HMO properties are particularly attractive to investors targeting the student and young professional rental markets. Major investment in the city waterfront, alongside a thriving technology and creative sector, has helped drive continued demand for quality rental accommodation. Combined with comparatively affordable purchase prices and solid rental yields, Dundee remains one of Scotland's most compelling markets for property investors.

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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully HMO Compliant
- Home Report £185,000
- 3 bedrooms
- Current rental £1,250pm
- Current yield 8.1%
- Furnished let
- EPC Rating C
- 79 sq m

### 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.