

Portolio



6E BALLANTRAE ROAD

Dundee, DD4 8PN

Fixed Price £67,995

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Tenanted 2 bedroom property with a current yield of 11% located in the Douglas area of Dundee approximately three and a half miles north-east of the city centre. This buy-to-let investment property is located on the 2nd floor with the accommodation comprising of an entrance hallway, lounge/diner, 2 bedrooms, kitchen, and bathroom with WC. The property benefits from having gas central heating, double glazing and is fully compliant for the rental market.

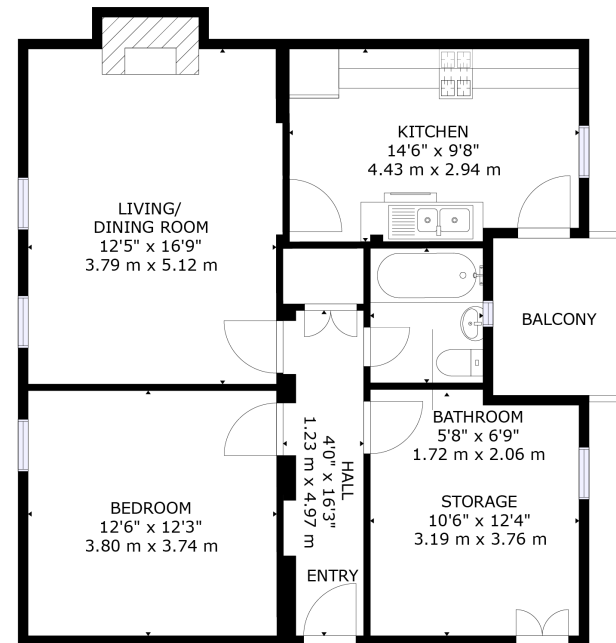
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since June 2022 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £7,800 representing an immediate yield of 11%. Average 2 bed flat rents in the area are £795pm based on Citylets data. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £70K.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Current rental £650pm
- Unfurnished Let
- EPC Rating: D
- 73 sq m
- Home Report £70K
- Current Yield 11%



FLOOR 1

GROSS INTERNAL AREA
 TOTAL: 768 sq.ft, 71 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 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.