

# Portolio



## 162F CROWN STREET

Aberdeen, AB11 6JB

**Fixed Price £94,000**

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Tenanted 2 bedroom buy-to-let investment property in Aberdeen city centre. This top floor property comprises an entrance hall, living room, two double bedrooms, dining kitchen, and bathroom. The property benefits from a modern kitchen and bathroom, open views, double glazing, and gas central heating. The property is fully compliant for the rental market with PRT, property inventory, EICR, PAT, Gas safety cert, and Legionnaire Risk Assessment.

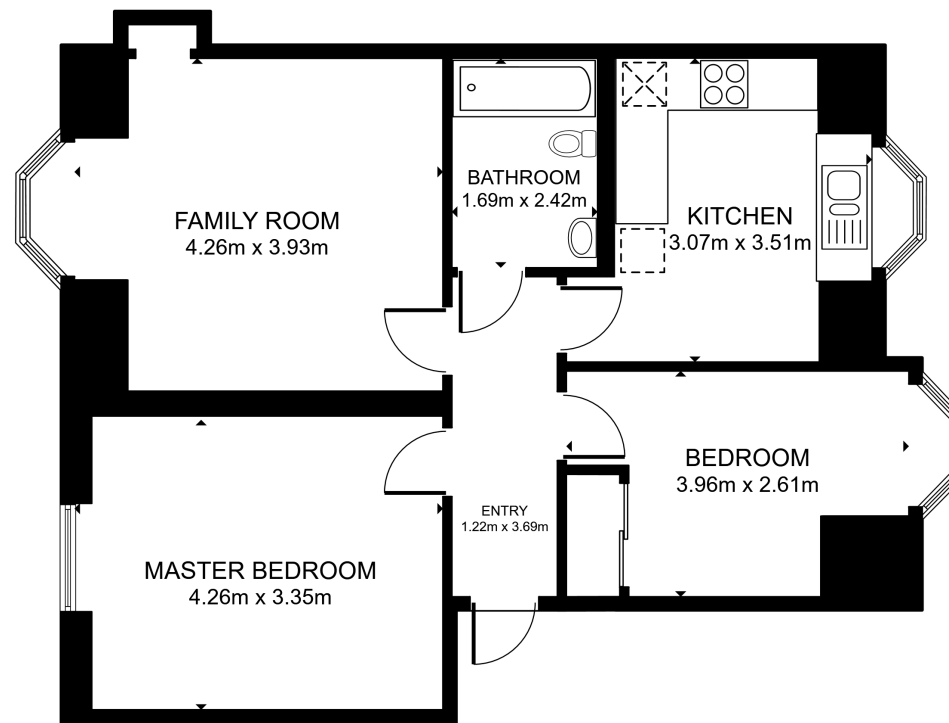
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the long-term tenant has been a resident since August 2022 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,600. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £110K.

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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £110K
- Current Rental £550pm
- Current Yield 7%
- 56 sq m
- EPC Rating: D
- Price Includes Inventory Items and safety certificates



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 65.9 m<sup>2</sup>  
TOTAL: 65.9 m<sup>2</sup>

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.