

# Portolio



## 3 LUMLEY PLACE

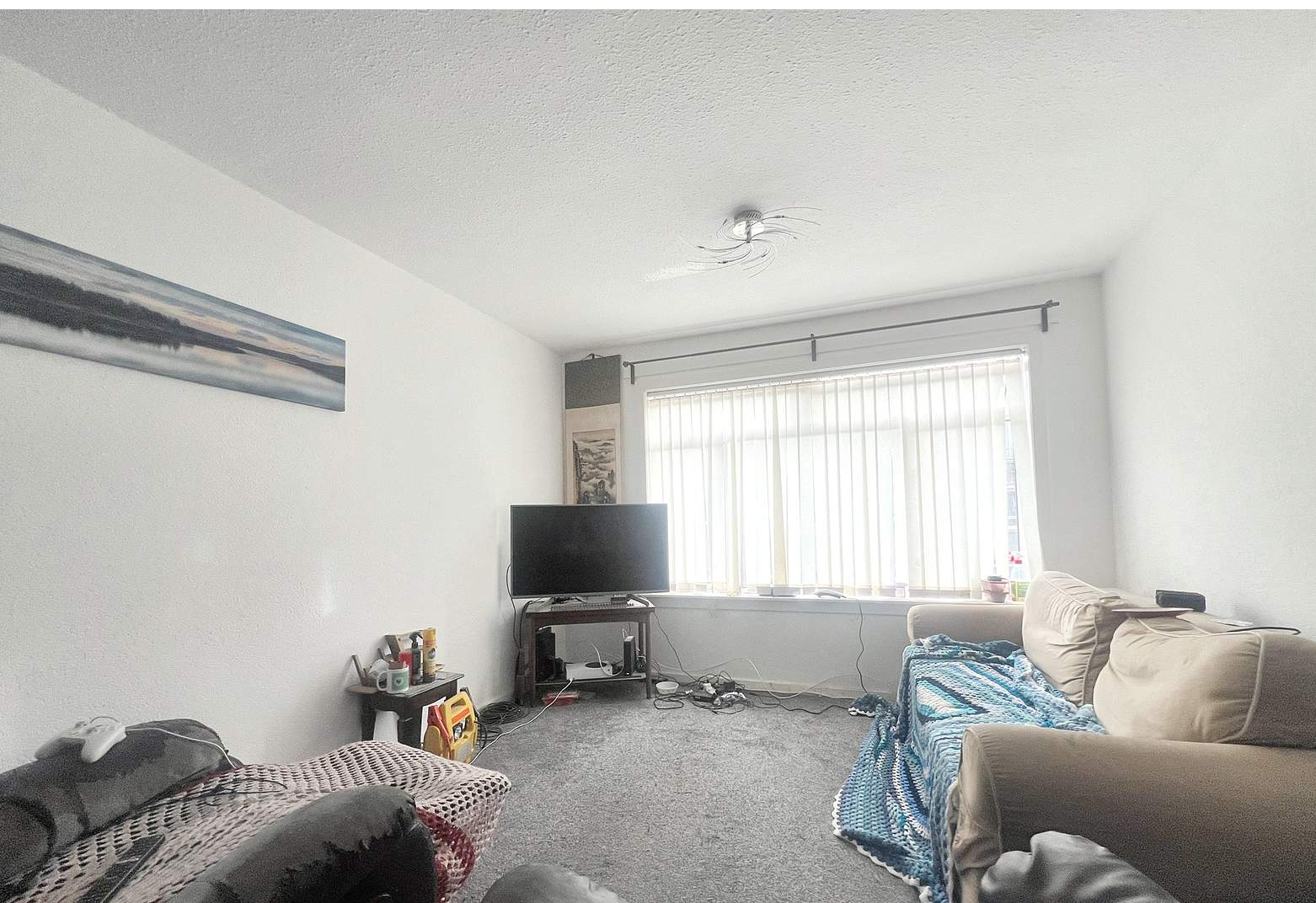
Grangemouth, Falkirk FK3 8BW

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**Fixed Price £61,995**

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Tenanted 3 bed buy-to-let investment property in Falkirk. The property is located on the first floor with the accommodation comprising a hallway, 3 double bedrooms, a kitchen, and a shower room. The property benefits from having gas central heating, double glazing, an EPC rating of C, 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 a resident since March 2020 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,240. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £65K.

Grangemouth is a town in the Falkirk council area in the central belt of Scotland approximately 23 miles northwest of Edinburgh and 20 miles northeast of Glasgow.

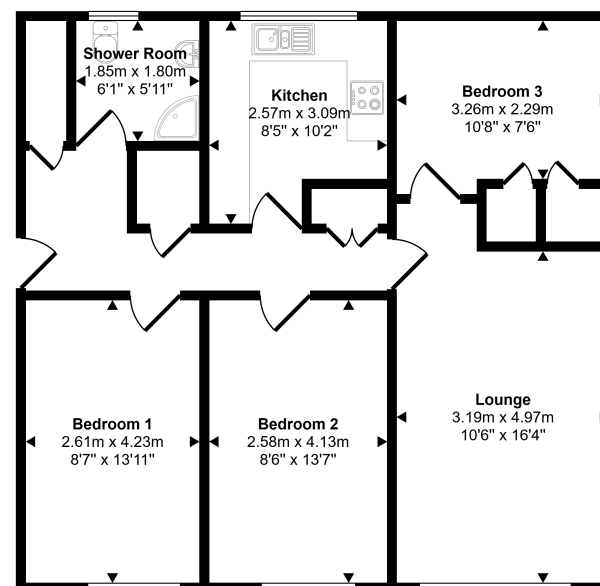
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# FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 3 Bedrooms
- Home Report £65,000
- Current rental £520pm
- Current Yield 10%
- EPC Rating C
- 75 sq m
- Unfurnished Let
- No Buyer Fees

Approx Gross Internal Area  
73 sq m / 786 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.