

# Portolio



**84 JUNIPER AVENUE**

East Kilbride, South Lanarkshire G75 9JS

**Fixed Price £89,995**

0333 344 2855 | [property@portolio.co.uk](mailto:property@portolio.co.uk)





.....

A fantastic opportunity for buy-to-let investors. This well-presented, tenanted three-bedroom mid-terraced house in East Kilbride offers immediate rental income and strong long-term potential. Built circa 1975 and extending to approximately 89 sq m, the property is arranged over two floors and is fully compliant with all current rental market regulations. With a long-term tenant in situ since 2021, this is an ideal hands-off investment in a popular area, which will generate a current annual income of £9000.

The accommodation comprises on the ground floor of an entrance hall, a spacious living room, fully fitted kitchen, and a WC. The upper floor has a landing, three well-proportioned bedrooms, family bathroom. The property benefits from having double glazing, gas central heating, and private front and rear garden areas. Located in a popular part of East Kilbride, the property is close to local schools, shops, and transport links, ensuring consistent rental demand.

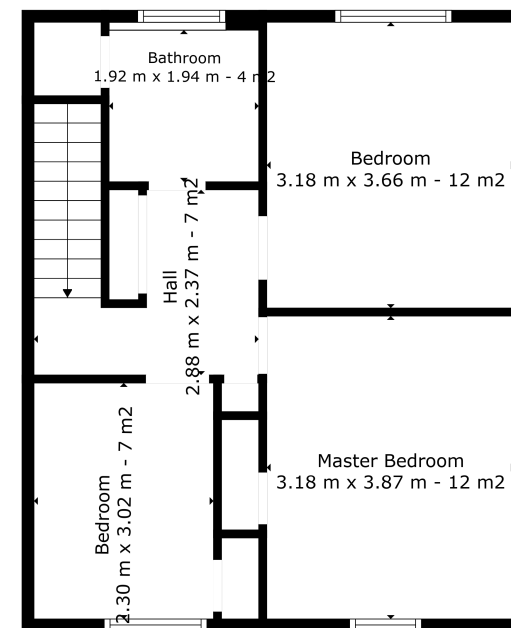
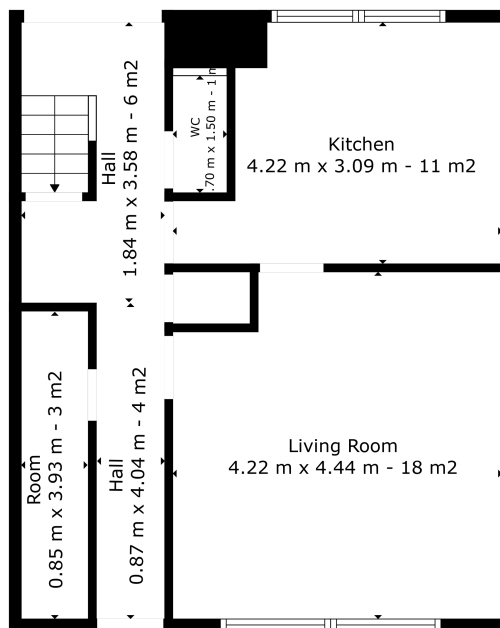
.....





## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 3 Bedrooms
- Home Report £100K
- Monthly Rental £750pm
- Rental Yield 10%
- EPC Rating C
- Unfurnished Let
- No Buyer Fees



Floor 1

Floor 2



**TOTAL: 94 m2**  
FLOOR 1: 47 m2, FLOOR 2: 47 m2  
Floorplan Created By ESTATELENZ@2025



### 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.