

Portolio



65 POLTON STREET

Bonnyrigg, Midlothian EH19 3DQ

Fixed Price £102,000

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Tenanted one-bedroom upper flat in popular Bonnyrigg, which has spacious rooms with light neutral décor throughout.

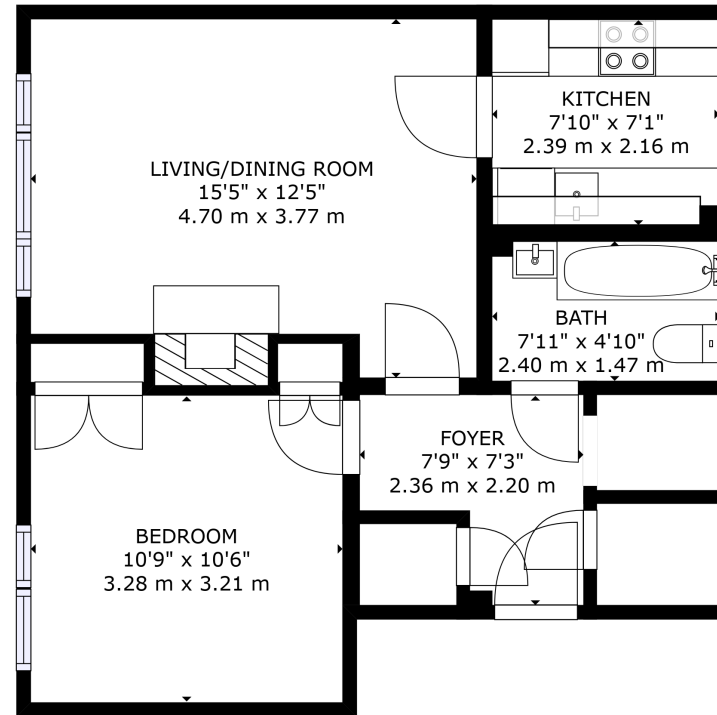
The property has generous built-in storage and access to private parking. It is comprised of a living/dining room with a neighbouring kitchen, one large double bedroom, and a three-piece bathroom. It also enjoys a convenient location, set within easy reach of local amenities and regular transport links, providing an easy commute into Edinburgh. Reached via a secure entry system and shared stairwell, the flat's front door opens into a hall with two built-in cupboards and a storage alcove. The hall flows naturally into the living/dining room, which has a spacious footprint for comfortable furnishings. This reception area is brightly illuminated by a picture window and it is framed by a fireplace. The kitchen is adjacent, fitted in a galley style. It has base and wall-mounted cabinets and complementary worktops that are backed by matching splashback panels. Meanwhile, the double bedroom has spacious proportions for bedside furniture. Plus, it has two built-in wardrobes for added convenience. The accommodation is completed by a three-piece bathroom with an overhead shower. The property has gas central heating and double-glazed windows throughout. Externally, there is a communal garden and drying area. Furthermore, there is private residents' parking available to the rear.

The property is being sold with the tenants in situ as a buy-to-let investment and is



FEATURES

- Buy-To-Let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Current Rental £650pm
- Market rental £750pm
- 48 sq m
- EPC Rating: D
- Home Report £110K
- Price Includes all the Inventory Items & Safety certs
- Current Yield 7.6%



GROSS INTERNAL AREA
FLOOR 1: 518 sq. ft, 48 m²
TOTAL: 518 sq. ft, 48 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.