

Portolio

9 SNOWDROP SQUARE

Ayr, KA7 3YW

Fixed price £56,995

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Tenanted 2 bedroom buy-to-let investment property in Ayr. This bright and well presented 2nd floor property comprises an entrance hall, living room, spacious kitchen, two bedrooms and bathroom with WC. The property benefits from having gas central heating, double glazing, newly installed external wall insulation (2023) and a new Roof (2023) as well as being 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 September 2016 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £5,700 which represents an immediate yield of 10%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £60K.

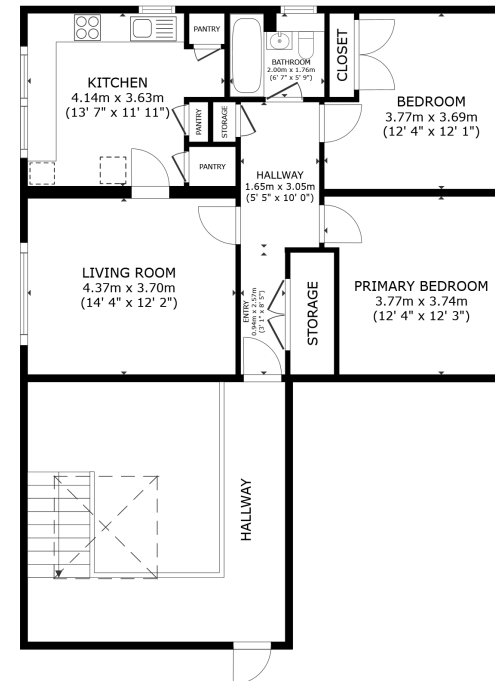
Ayr is a town situated on the southwest coast of Scotland with a population of around 47,000. A former royal burgh, today it is the administrative centre of the South Ayrshire Council. The approximate travel time by car to the Glasgow is 40 minutes.

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FEATURES

- Buy-To-Let Investment
- Tenanted & Fully Compliant
- Home Report £60,000
- 2 Bedrooms
- 76 sq m
- EPC Rating: C
- Unfurnished Let
- Current Rental £475pm
- Current Yield 10%
- No Buyer Fees



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 76.7 sq.m. (825 sq.ft.)
 EXCLUDED AREAS : HALLWAY 29.5 sq.m. (318 sq.ft.)
 TOTAL : 76.7 sq.m. (825 sq.ft.)
 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.