

Portolio



4 HILLBANK TERRACE

Kirriemuir, Angus DD8 4HR

Fixed Price £49,995

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Spacious one-bedroom main-door lower flat buy-to-let property in leafy Kirriemuir. Convenient location in easy reach of local amenities, transport links, the surrounding countryside and is roughly a 30 minutes' drive from Dundee city centre.

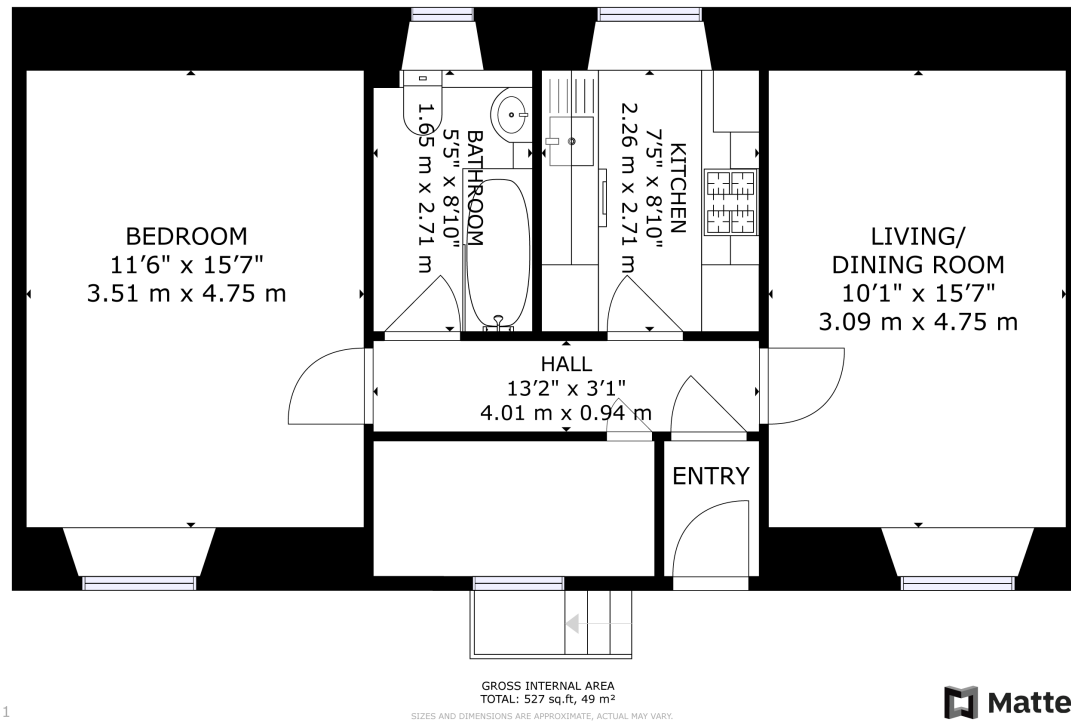
The home's private front door opens into a vestibule and central hall, which connects to all accommodation. The spacious reception area has crisp neutral décor, and is bathed in natural light. Next door, the galley style kitchen has ample wall cabinets and worksurface space. The generous double bedroom, is further enhanced by neutral décor and fitted carpet. A bright three-piece bathroom completes the accommodation. Outside, is a private front garden area a well-kept communal front garden that has a shared drying green. On-street parking is also available in the vicinity.

Sold with the tenants in situ as a buy-to-let investment and is fully compliant with PRT, property inventory, EICR, gas safety, PAT, legionella risk assessment, and deposit certificate. The tenant has been resident since May 2022 providing rental income on day 1 of purchase, the current tenancy generates an annual rental income of £4200. Please note, for a future tenancy the property has the potential to secure £4500pa and generate a yield of 9%. The property is sold as seen and the sale price includes all the inventory items.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- 48 sq m
- EPC Rating: D
- Home Report £50K
- Current rental £4,200pa
- Current Yield 8.4%
- Unfurnished Let
- Price includes all safety certs & inventory items



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.