

Portolio



19 DOUGLAS TERRACE

Castle Douglas, Dumfries and Galloway DG7 1AZ

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Fixed Price £79,995

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An excellent opportunity to purchase a tenanted two-bedroom ground floor flat in the popular market town of Castle Douglas. This property is being sold with the tenant in situ, making it a ready-made buy-to-let investment with rental income from day one. Accommodation comprises: bright lounge, a fitted kitchen, two bedrooms, and a bathroom. Externally, the property benefits from private gardens. Built in the 1930s, the property benefits from gas central heating, double glazing, and full rental compliance.



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 October 2023, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,240, which represents an immediate yield of 13%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £90K.

Castle Douglas is a vibrant market town in Dumfries and Galloway, known for its thriving independent shops, excellent schools, and strong community spirit. Popularly called the 'Food Town', it attracts families, professionals, and retirees alike, ensuring consistent tenant demand. With property prices typically more affordable than in Scotland's larger cities, investors can secure strong rental yields alongside excellent long-term growth potential. Steady rental demand and lower entry costs make Castle Douglas an appealing and reliable location for buy-to-let investment.

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FEATURES

- Tenanted & Fully Compliant
- Buy-to-let Investment
- 2 Bedrooms
- 64 sq m
- Home Report £90,000
- Current Rental £520pm
- Current Yield 13%
- No Buyer Fees
- Unfurnished Let



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.