

Portolio



19 REID STREET

Airdrie, North Lanarkshire ML6 6HQ

Offers in Region of £79,995

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This modern, well-presented main-door upper villa is situated within an established residential area of Airdrie, offering three bedrooms, an open-plan kitchen, living, and dining room, and a bathroom, plus a private garden area and access to unrestricted on-street parking.

The property's private ground-floor entrance opens to a staircase which leads to a first-floor hall. At the end of the hall, a generous open-plan kitchen, living, and dining room awaits, presenting an ideal space for everyday family life and entertaining alike. The living room is presented with tasteful décor and wood-styled flooring, whilst the kitchen comes appointed with modern wall and base cabinets, spacious worktops, and splashback tiling. An oven, hob, and extractor hood are integrated, whilst provision is made for freestanding and undercounter appliances. The villa's three bedrooms are spacious and airy, offering plenty of space for freestanding bedroom furniture, with all three further benefiting from built-in storage. The bathroom completes the accommodation on offer and comprises a bath with an overhead shower, a WC-suite, and a towel radiator. The property has a gas central heating system and the windows are all double-glazed. Externally, the villa has its own private garden, whilst parking on Reid Street is conveniently unrestricted.

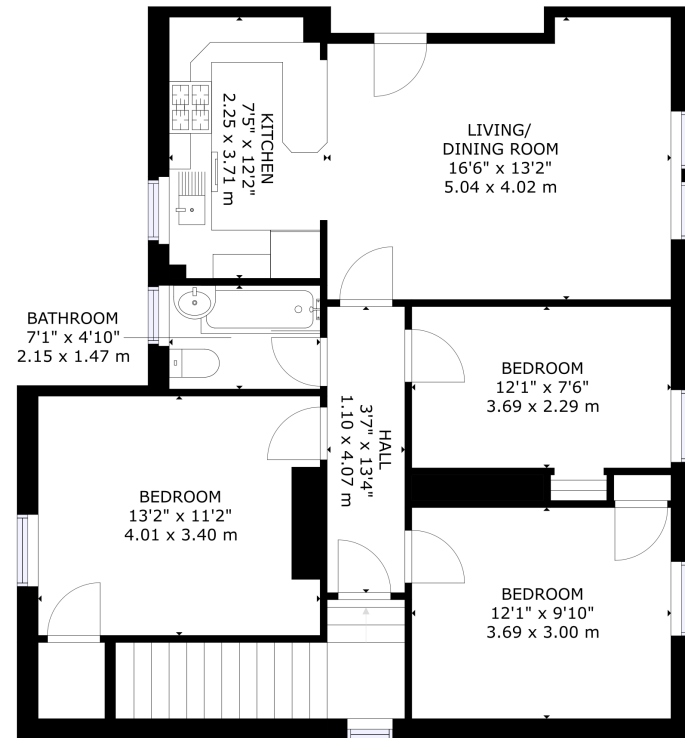
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FEATURES

- Buy-to-Let Investment Property
- Tenanted & Fully Compliant
- 3 Bedrooms
- Home Report : £85,000
- Current Yield £575pm
- Current Yield 8.6%
- EPC Rating:C
- 78 sq m
- Price Includes Inventory Items & Safety Certificates



GROSS INTERNAL AREA
 FLOOR 1: 47 sq.ft, 4 m², FLOOR 2: 805 sq.ft, 75 m²
 TOTAL: 852 sq.ft, 79 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 2



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.