

# Portfolio



**105 MARY STREET**

Laurieston, Falkirk, FK2 9PR

**Fixed price £96,995**

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This upper flat, located within the established residential area of Laurieston, to the east of Falkirk town centre, offers an attractive buy-to-let investment opportunity with tenants already in place. Built circa 1900, the property extends to approximately 58 sq m and comprises an entrance vestibule, hallway, living room, kitchen, two bedrooms, and a bathroom. Heating is provided via a gas-fired combination boiler, and the windows are replacement PVC-framed double-glazed units. The property currently holds an EPC rating of Band D.

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 2025, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £10,800, which represents an immediate yield of 11%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £100K.

Laurieston benefits from its proximity to Falkirk town centre, offering a wide range of local amenities, supermarkets, schools, and leisure facilities. Falkirk itself occupies a strategic position within Scotland's Central Belt, ideally located between Edinburgh and Glasgow, making it particularly appealing to commuters. Excellent transport links, including nearby rail connections and access to the M9 and M876 motorways, underpin consistent tenant demand. With more accessible purchase prices compared to Scotland's major cities, yet strong rental demand from working professionals and families, Falkirk continues to offer investors an attractive balance of income yield, affordability, and long-term capital growth potential.

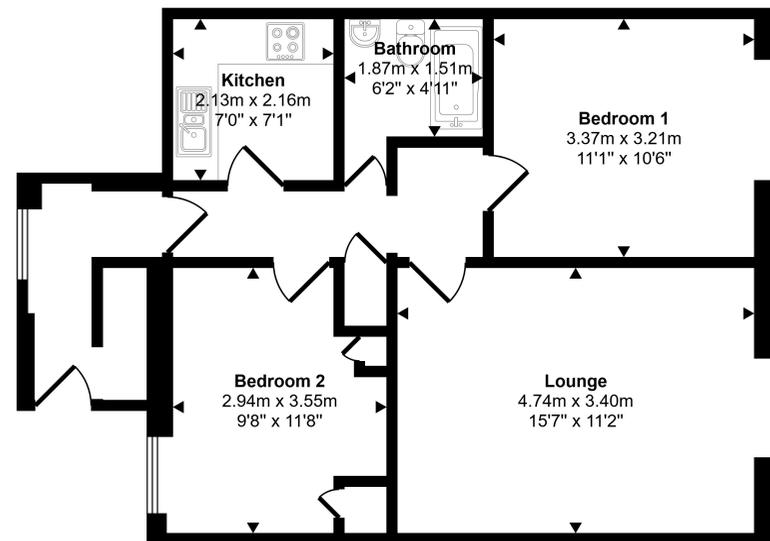
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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 bedrooms
- Current rental £900pm
- 58 sq m
- Unfurnished Let
- EPC Rating D
- No buyer fees
- Home Report £100K
- Current Yield 11%

Approx Gross Internal Area  
61 sq m / 660 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### 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.