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Tenanted 1 bedroom property located in Kirkcaldy town centre. This 2nd floor flat is located within a traditional tenement with spacious accommodation comprising an entrance hall, bright living room, a large double bedroom, kitchen diner, bathroom, and 2 storage cupboards. The property benefits from having period features, a central location, and is 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 December 2017 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £5,280 which represents an immediate yield of 10%. Following renovation, a future tenancy would generate £7,800pa. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £55K.

Kirkcaldy is a town in Fife, on the east coast of Scotland with a population of circa 51,000. The town lies approximately 45 minutes by train to Edinburgh and Dundee.

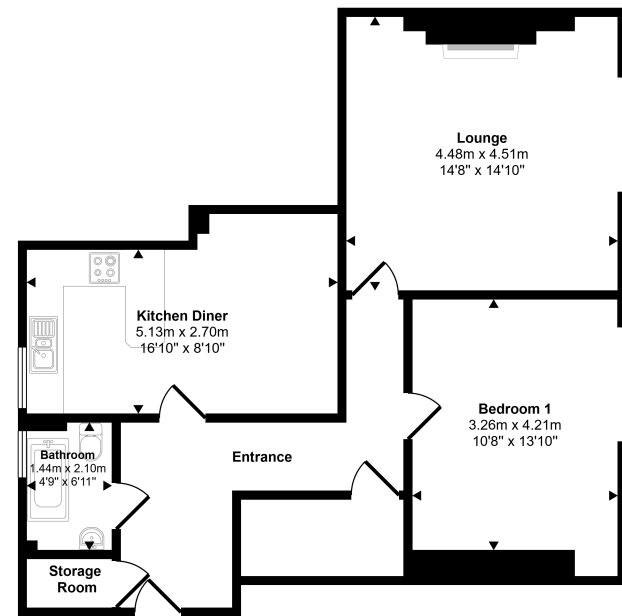
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- 79 sq m
- Home Report £55,000
- Current rental £440pm
- Current Yield 10%
- Unfurnished Let
- EPC Rating:F

Approx Gross Internal Area
74 sq m / 795 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.