



Portfolio

60 CASTLE STREET

Montrose, Angus DD10 8AG

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Fixed Price £38,995

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Tenanted 1 bed buy-to-let investment property in the centre of Montrose. This ground floor main door property is close to all local amenities and only a few minutes walk from the train station. The property comprises an entrance vestibule, lounge, kitchen with breakfast bar, double bedroom, and shower room with wc. The property benefits from having gas central heating, double glazing 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 November 2021 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £4,560 which represents an immediate yield of 11.7%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £40K and is available below the ADS threshold.

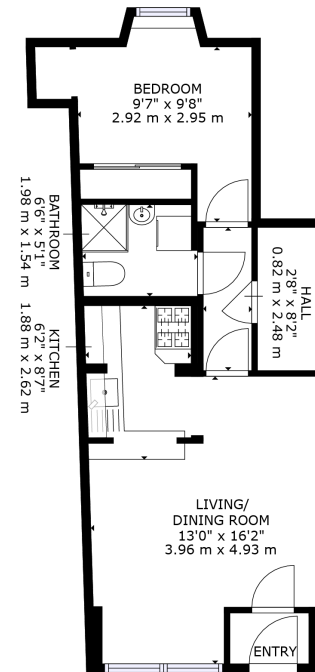
Montrose is a historic town in Angus with a population of approximately 12,000. The town is situated 26 miles north of Dundee and 34 miles south of Aberdeen.

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FEATURES

- Buy-To-Let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £40K
- Current Rental £380pm
- Current Yield 11.7%
- 41 sq m
- Furnished Let
- EPC Rating C
- No Buyer Fees



GROSS INTERNAL AREA
TOTAL: 431 sq.ft, 40 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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.