

# Portolio



**64 RAVENSHEUGH ROAD**

Musselburgh, East Lothian EH21 7SY



**Fixed Price £144,995**

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Tenanted 2 bedroom buy-to-let investment in Musselburgh. This first floor property is located within a modern development with the accommodation comprising of an entrance hall, living room, two double bedrooms, kitchen, and bathroom. The property benefits from having double glazing, electric heating, private parking, and being 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 September 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,600 representing an immediate yield of 6.6%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £155K. The factoring charge is approximately £75 per month.

Musselburgh is the largest town in East Lothian, on the coast of the Firth of Forth. The town is approximately 5 miles east of Edinburgh city centre and has a population of circa 22,000.

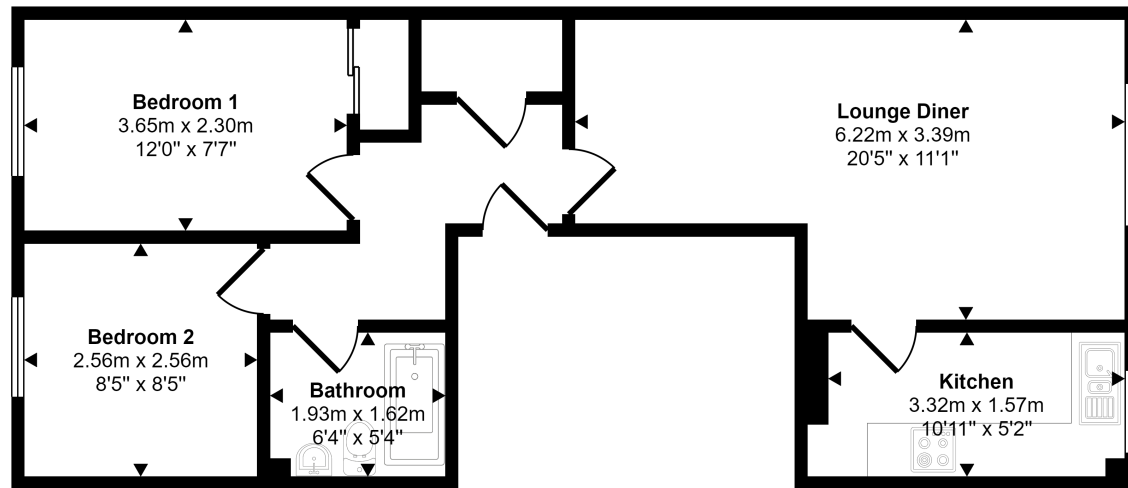
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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- Home Report £155,000
- £10K discount
- 2 Bedrooms
- Current Rental £800pm
- Current Yield 6.6%
- EPC Rating: C
- 53 sq m
- Furnished Let

Approx Gross Internal Area  
51 sq m / 547 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.