

Portfolio



FLAT 2, 94 GRAHAMS ROAD

Falkirk, FK2 7DL

Fixed Price £69,995

0333 344 2855 | property@portolio.co.uk



.....

This tenanted one-bedroom buy-to-let investment in Falkirk is a fantastic opportunity for landlords looking for a ready-made rental property. Situated on the top floor of a traditional building dating back to around 1890, the flat comprises an entrance hallway, a bright and airy open plan kitchen/living area, a double bedroom, and shower room with W.C. Additional benefits include double glazing, gas central heating (boiler 4 years old), and well-maintained communal areas. The property is fully compliant with rental regulations, making it an excellent hands-off investment opportunity.

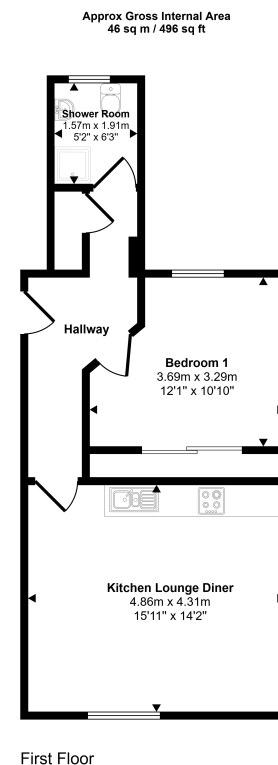
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since 2017 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,048 representing a yield of 8.6%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £80K.

Falkirk's property market demonstrates robust activity, characterized by rising property values, swift sales, and increasing rental prices, underscoring its appeal to investors. In December 2024, the average monthly rent reached £860, a 6.7% increase from £806 in December 2023. Falkirk is ideally located between Edinburgh and Glasgow, with direct train services to both cities in under 30 minutes. The M9 and M80 motorways also provide quick access by car, making it perfect for commuters.

.....

FEATURES

- Buy-to-let Investment
- Tenanted & fully compliant
- 1 Bedroom
- Current rental £504pm
- Home Report £80K
- Current Yield 8.6%
- EPC Rating C
- Furnished Let
- No Buyer Fees



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.