



Portolio

1/1, 89 HOLMSCROFT STREET

Greenock, Inverclyde PA15 4DF

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Fixed Price £51,995

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A spacious first floor two-bedroom flat located within a traditional three-storey tenement building in Greenock. Built circa 1900, the property retains its character while offering modern essentials, including gas central heating. The property is being sold with the tenants in situ, making it an ideal opportunity for buy-to-let investors. The accommodation (65 sq m) comprises an entrance hallway, living room, fitted kitchen, two bedrooms and bathroom with three-piece suite. The property benefits from having gas central heating system and excellent town centre location with strong rental demand.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, the tenants have been resident since March 2019, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,240 and a current yield of 12%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £55K.

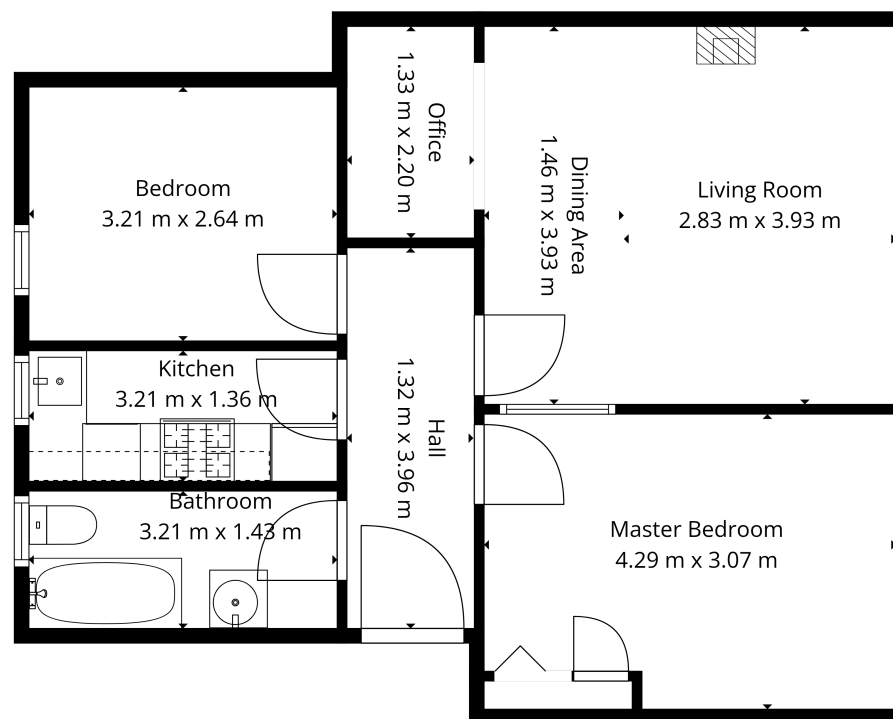
Situated on Holmscroft Street, the property benefits from a central Greenock location, within walking distance of local amenities, schools, transport links, and Greenock West railway station for direct access to Glasgow. Greenock continues to see steady demand from tenants, with its affordability and strong commuter links making it an attractive rental market. This property offers investors a ready-made buy-to-let opportunity with established tenants already in place, ensuring income from day one of ownership.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £55,000
- Current rental £520pm
- Current Yield 12%
- Unfurnished Let
- EPC Rating C
- 65 sq m
- No buyer fees



TOTAL: 58 m2
FLOOR 1: 58 m2
EXCLUDED AREAS: WALLS: 5 m2

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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.