



Portolio

FLAT C, 1 MILLBURN ROAD

Inverness, Highland IV2 3QZ

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Offers in Region of £99,999

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Tenanted 1 bedroom property close to the Inverness city centre. This first floor flat is located within a traditional three storey stone tenement building. The accommodation comprises entrance hall, living room, kitchen, bedroom & bathroom with WC. The property benefits from having gas central heating, double glazing, well kept communal areas and being within a short walking distance of the city centre.



The property is being sold with the tenants in situ as a buy-to-let investment and is fully compliant with PRT, property inventory, EICR, gas safety, PAT, legionella risk assessment, and deposit certificate. The tenant has been a resident since May 2022 providing rental income on day 1 of purchase, the current tenancy generates an annual rental income of £7,500. Please note, for a future tenancy the property has the potential to secure £7,800pa and generate a yield of 7.8%. The property is sold as seen and the sale price includes all the inventory items.

Inverness is regarded as the capital of the Highlands. It received city status in 2000 and has a population of around 50,000.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- 56 sq m
- Home Report £105K
- EPC Rating: C
- Current rent £625pm
- Furnished Let
- Current Yield 7.5%

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.