

# Portolio



**29, 1/5 MOTE HILL**

Hamilton, South Lanarkshire ML3 6EA

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**Fixed Price £155,495**

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This first-floor apartment is located within the popular Mote Hill development in Hamilton town centre and is being sold with the tenants in situ, making it an ideal buy-to-let investment opportunity. The accommodation extends to approximately 68 sq m and comprises a welcoming entrance hall, bright and spacious living room, and a fully fitted modern kitchen complete with integrated appliances. There are two well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes and a modern en-suite shower room, while the second bedroom also features mirrored wardrobes. A family bathroom completes the accommodation, featuring a contemporary suite with a rainfall shower over the bath. Additional benefits include uPVC double-glazed windows, gas-fired central heating, and a well-maintained communal setting.

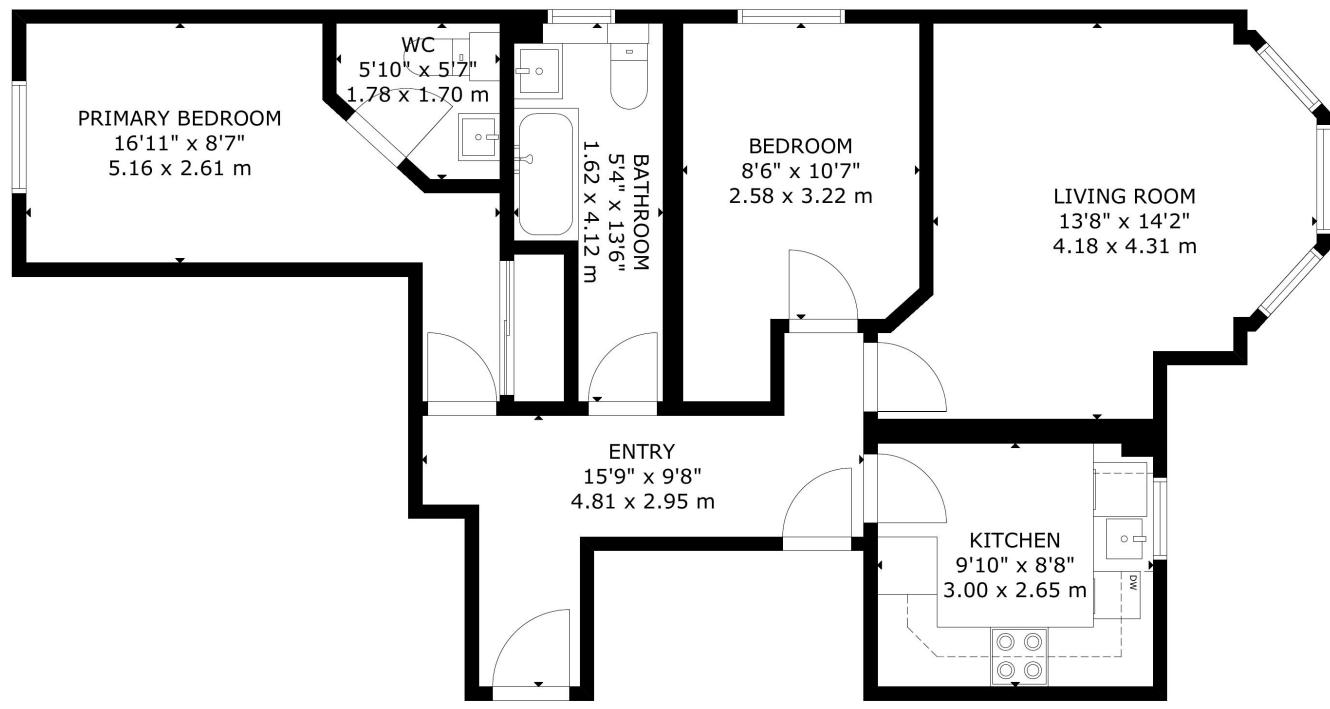
The property is fully compliant, and the company lease started in April 2025, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £11,400, which represents an immediate yield of 8.7%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £160K. The factoring fees are approximately £95 per month.

Hamilton continues to attract strong interest from buy-to-let investors due to its excellent transport links, affordable entry prices, and consistent tenant demand. The town's position within the Central Belt, with the M74 motorway just minutes away, makes it particularly appealing to commuters travelling to Glasgow, East Kilbride, and beyond. Hamilton Central train and bus stations provide frequent public transport services, while the town centre offers a wide range of shops, supermarkets, leisure facilities, and employment opportunities. Modern, well-presented apartments in central locations such as Mote Hill are especially popular with professional tenants, supporting strong rental stability and low void periods.



## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedroom
- Home Report £160K
- Current Rental £950pm
- Current Yield 7.3%
- Company Lease
- 68 sq m
- EPC Rating C
- Unfurnished Let



### 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.