



Portfolio

26F STATION ROAD

Roslin, Midlothian EH25 9LR

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Offers in Region of £138,999

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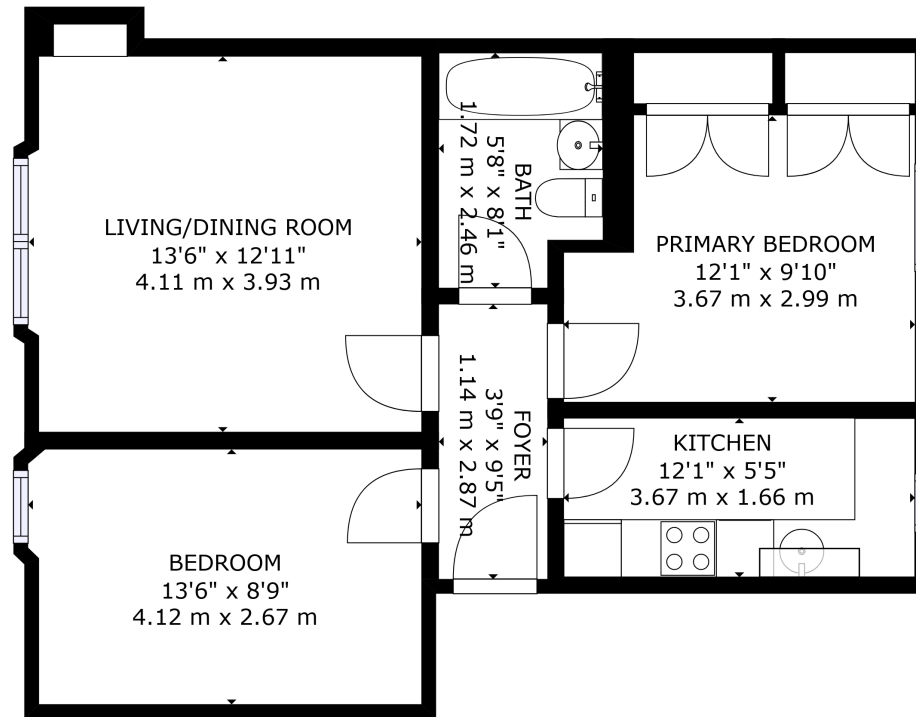
Tenanted 2 bedroom buy-to-let investment in the village of Roslin. The property is located on the top floor of a traditional tenement which houses 6 properties in total. The property comprises an entrance hall, living room, modern kitchen, bathroom with electric shower, and 2 double bedrooms. The property benefits from being in good condition throughout, with open views, double glazing, and electric heating. The property is fully compliant for the rental market with PRT, property inventory, EICR, PAT, legionnaire risk assessment, and deposit certificate.

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 January 2022 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,000. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £145K. Roslin is a village in Midlothian, approximately 7 miles to the south of Edinburgh.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £145K
- Current Rental £750pm
- EPC Rating: F
- Current Yield 6.5%
- 54 sq m
- Price Includes Inventory Items & Safety Certificates
- Unfurnished Let



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 603 sq. ft., 56 m²
TOTAL: 603 sq. ft., 56 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.