

Portolio



41 THE PARSONAGE

Musselburgh, East Lothian EH21 7SW

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Fixed Price £148,995

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Tenanted 2 bedroom property forming part of a quiet modern development in the popular East Lothian town of Musselburgh. The main door buy-to-let investment property comprises an entrance vestibule, living room, kitchen, hall, two double bedrooms, and bathroom. The property benefits from having double glazing, electric heating, residents parking, well kept communal areas and fully compliant for the rental market.

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 a resident since December 2020 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,084 with a potential of a future tenancy to generate a yield of 7.2%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £155K.

Musselburgh is located on the coast of the Firth of Forth a approximately 5 miles east of Edinburgh city centre. The property is conveniently positioned for easy access to Musselburgh High Street which has excellent amenities and good bus and rail services. The development is factored for a cost of a approximately £150pa.

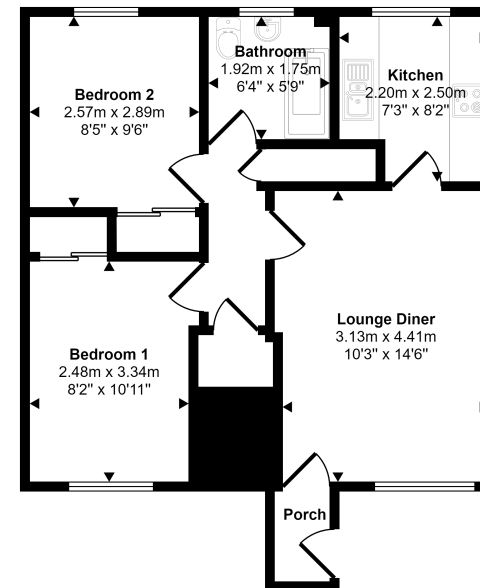
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- EPC Rating: D
- 55 sq m
- Home Report £155,000
- Unfurnished Let
- Current Rental £757pm
- Current Yield 6.1%
- No Buyer Fees

Approx Gross Internal Area
49 sq m / 526 sq ft



Floorplan

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.