

Portolio



54 WILLOWPARK COURT

Airdrie, North Lanarkshire ML6 0Ds

Fixed Price £74,995

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Tenanted 2 bedroom property investment opportunity in Airdrie. This ground floor buy-to-let is located within a well kept modern development and comprises a hall, open plan living room and kitchen, bathroom with electric shower and 2 bedrooms. The property benefits from double glazing, gas central heating, residents parking, and being 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 resident since June 2015 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,300 representing an immediate yield of 7.9% with scope to increase the yield for a future tenancy to 11%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £80K. The building has a factoring charge of approximately £300pa.

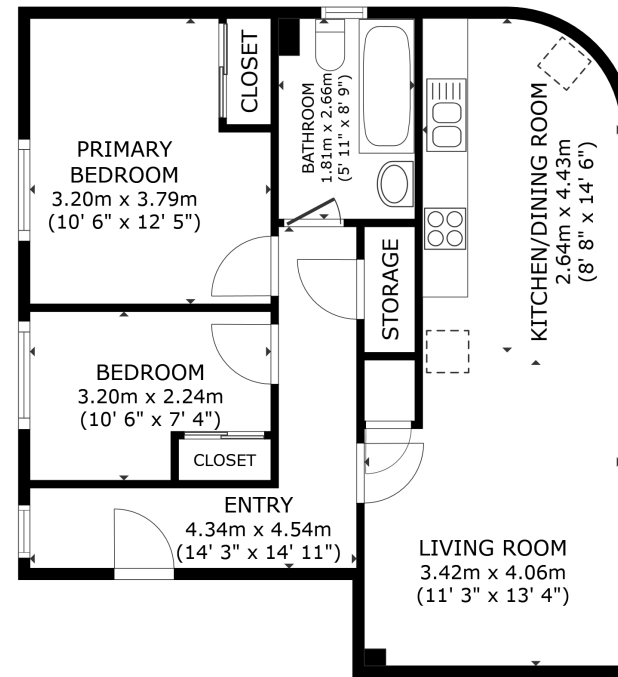
Airdrie is a town in North Lanarkshire, situated under 16 miles from Glasgow city centre. It has a long and rich local history and is now a popular choice to live for families and professionals alike, with its swift access to Glasgow and Edinburgh city centres, West Lothian, and further afield appealing to commuters. The town has two train stations (Airdrie and Drumgelloch), with services to Bathgate taking as little as 18 minutes, Glasgow Queen Street taking 23 minutes, and Edinburgh reachable in 43 minutes.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- Home Report £80,000
- 2 Bedrooms
- Current Rental £525pm
- Current Yield 7.9%
- Unfurnished Let
- 61 sq m
- EPC Rating: C
- No Buyer Fees



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 61.2 m² (659 sq.ft.)
 TOTAL : 61.2 m² (659 sq.ft.)
 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 floor plan 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.