

# LIVINGSTON PORTFOLIO

Residential portfolio comprising of 4 HMO Houses in  
Livingston



# INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

## LIVINGSTON PORTFOLIO

- A small portfolio comprising of 4 properties in Livingston
- Tenanted & compliant
- Properties produce an income of £131,400 pa
- This is a current gross yield of 17.8%
- Portfolio is operating at market rates
- The portfolio consists of standard construction types
- The portfolio has an estimated valuation of £720,000
- Offers invited around £739,980
- Properties are in good condition, well managed
- The properties are all residential houses
- EPCs are all at C rating



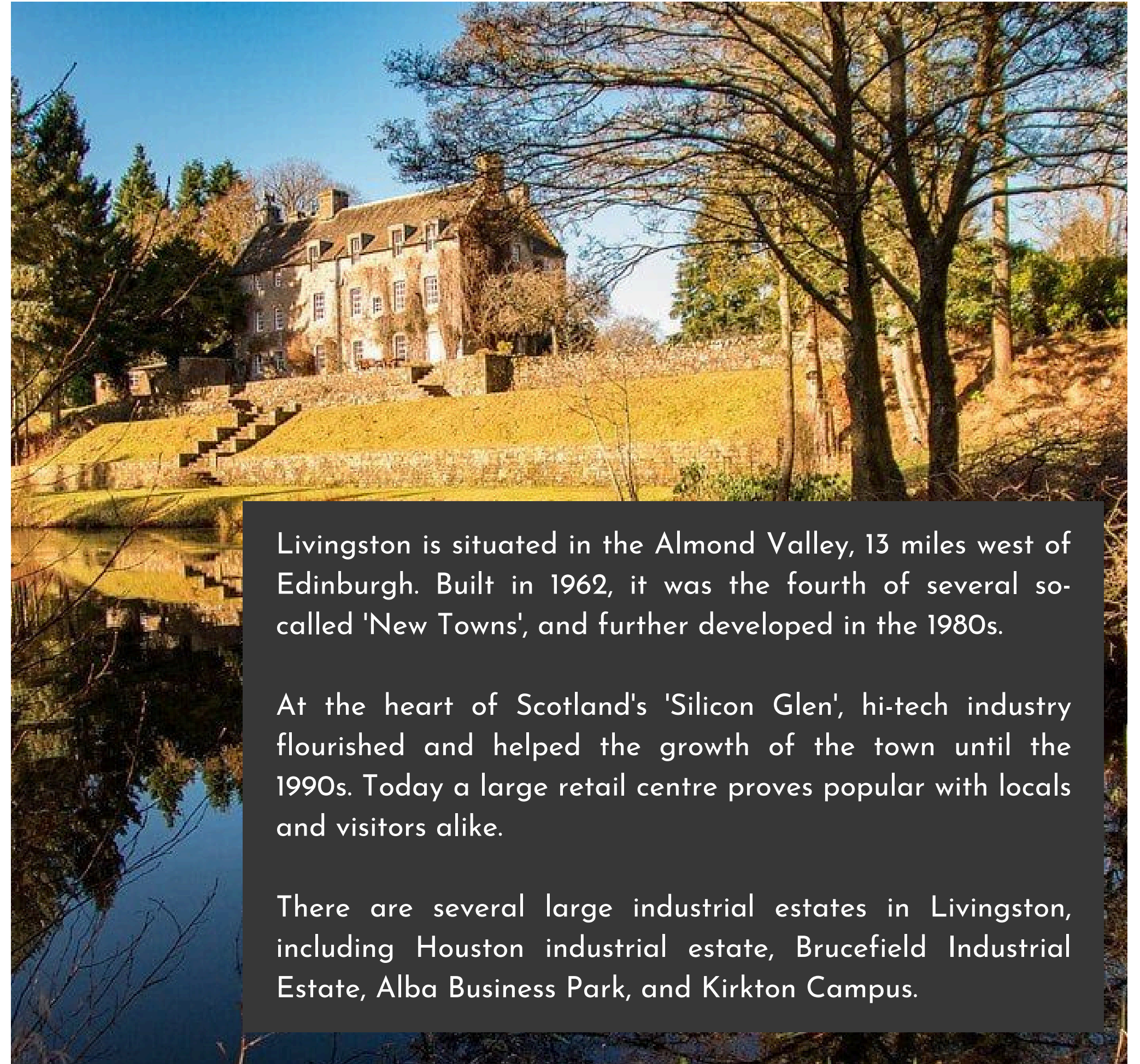
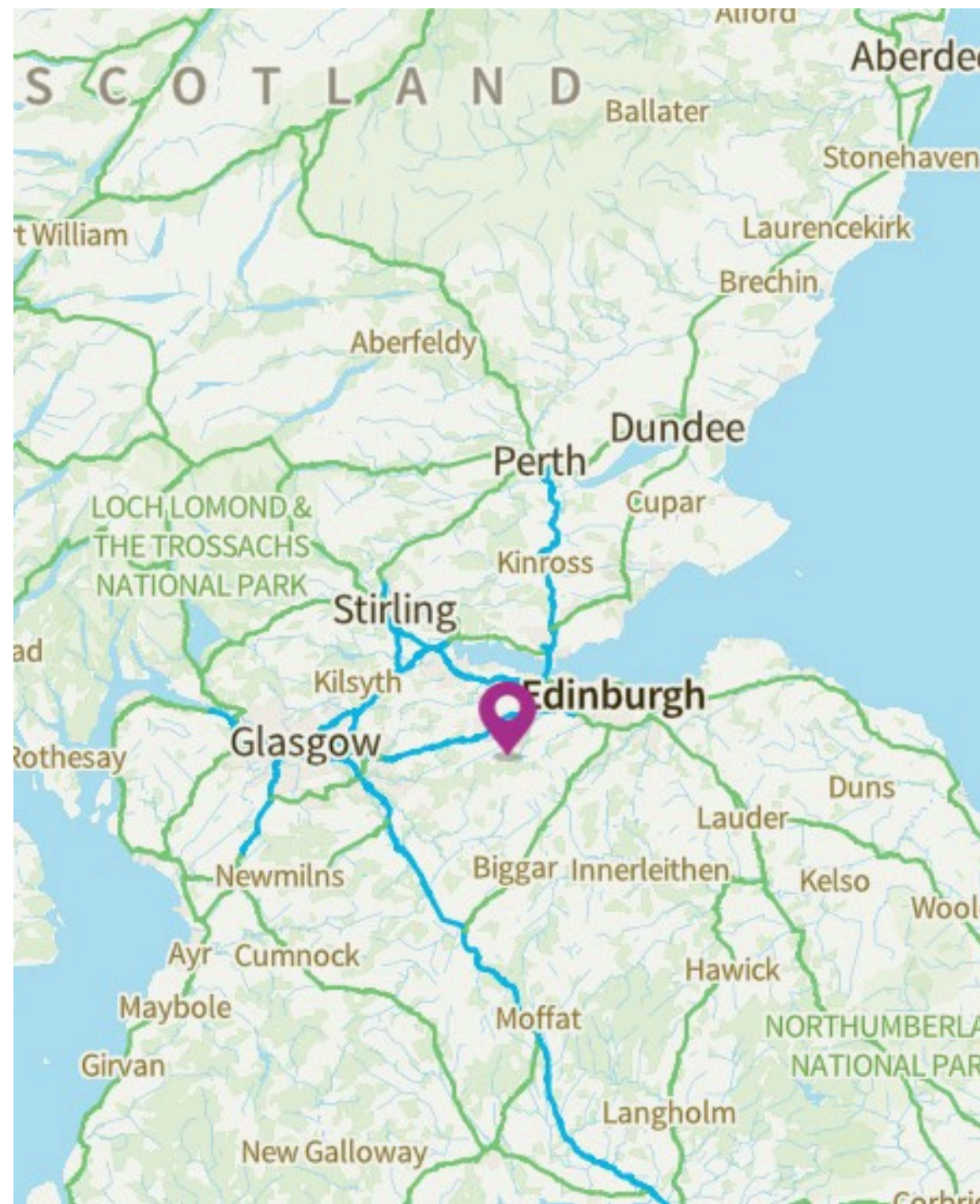


# ACCOMMODATION & TENANCY SCHEDULE

# Portfolio

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# ABOUT LIVINGSTON



Livingston is situated in the Almond Valley, 13 miles west of Edinburgh. Built in 1962, it was the fourth of several so-called 'New Towns', and further developed in the 1980s.

At the heart of Scotland's 'Silicon Glen', hi-tech industry flourished and helped the growth of the town until the 1990s. Today a large retail centre proves popular with locals and visitors alike.

There are several large industrial estates in Livingston, including Houston industrial estate, Brucefield Industrial Estate, Alba Business Park, and Kirkton Campus.





**MONI TAGORE**

SALES AGENT



## ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, working with private landlords and letting agents all over Scotland, and investors around the world.

## GET IN TOUCH

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