

# Portolio



**FLAT 1, 94 GRAHAMS ROAD**

Falkirk, FK2 7DL

**Fixed Price £69,995**

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Tenanted 1 bedroom buy-to-let investment in Falkirk. This property investment is located on the top floor with the accommodation comprising entrance hallway, open plan kitchen/living area, bedroom and shower room with W.C. The property benefits from having double glazing, gas central heating, well kept communal areas 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 a resident since February 2022 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,156. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £80K.

Falkirk is a town in the central Scotland approximately 23 miles northwest of Edinburgh and 20 miles northeast of Glasgow. The town has a population of circa 35,000.

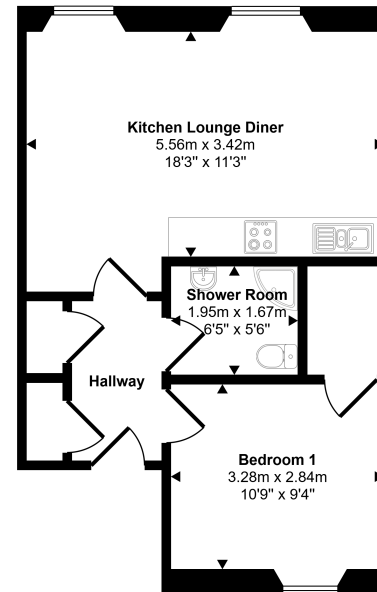
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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Current Rental £513pm
- Current Yield 8.8%
- Home Report £80,000
- EPC Rating: C
- 44 sq m
- Furnished let
- No Buyer Fees

Approx Gross Internal Area  
44 sq m / 474 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.