



# Portolio

**40 INDIA LANE**

Montrose, Angus DD10 8PN

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**Fixed price £47,995**

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Tenanted 1 bedroom buy-to-let investment property in Montrose. The historical town of Montrose lies within the area of Angus and is situated 26 miles north of Dundee and 34 miles south of Aberdeen. This 1st floor property is located within a traditional building with the accommodation comprising a spacious open-plan lounge/kitchen, double bedroom, and bathroom with electric shower. The property benefits from having double glazing, electric heating, insulated plasterboard fitted to an external wall and being fully compliant for the rental market.

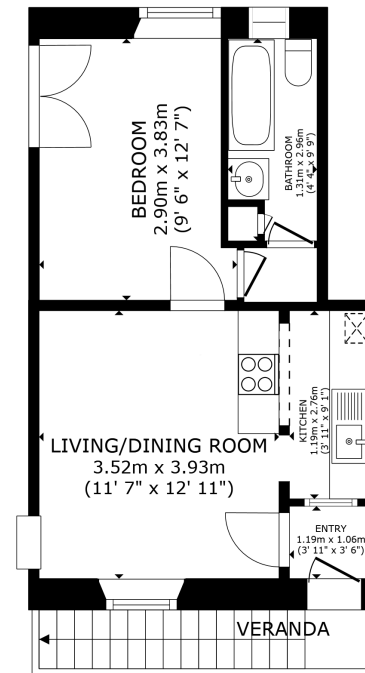
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since July 2021 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £4,326 that represents an immediate yield of 9% with scope to increase the yield to +10% for a future tenancy. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £50K.

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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £50,000
- Current Yield 9%
- Monthly Rental £360.50
- EPC Rating: C
- 40 sq m
- Furnished Let
- No buyer Fees



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 36.1 m<sup>2</sup> (388 sq.ft.)  
 EXCLUDED AREAS : VERANDA 4.2 m<sup>2</sup> (46 sq.ft.)  
 TOTAL : 36.1 m<sup>2</sup> (388 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.

