



Portfolio

CORBIEHALL

Bo'ness, Falkirk EH51 0AU

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Fixed Price £62,500

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An excellent opportunity to acquire a well-presented 1-bedroom main door flat located in the historic town of Bo'ness, offered for sale with a long-term tenant in situ. This ground floor property comprises: entrance foyer, welcoming hallway, spacious open-plan lounge/dining/kitchen, generous double bedroom, modern shower room, and separate laundry room. The property also benefits from: gas central heating, double glazing, and private garden.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, and the long-term tenant has been resident since 2015, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £5,100, which represents an immediate yield of 8.1%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £65K.

Located in a quiet residential area of Bo'ness, the property is close to local amenities, transport links, and offers excellent commuter access to Falkirk, Edinburgh, and the wider central belt.

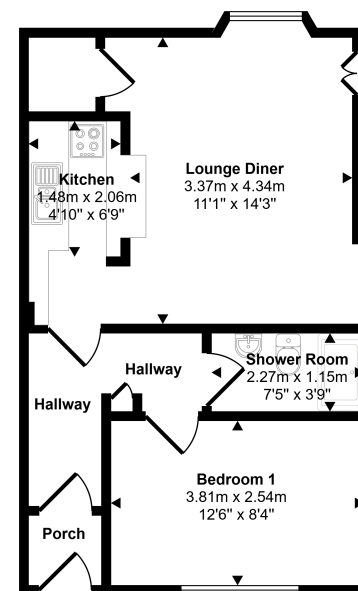
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FEATURES

- Tenanted & Fully Compliant
- Buy-to-let Investment
- 1 Bedroom
- Home Report £65K
- Current Rental £425pm
- Current Yield 8.1%
- EPC Rating C
- 48 sq m
- Unfurnished Let
- No Buyer Fees

Approx Gross Internal Area
43 sq m / 458 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.