



Portfolio

## 27 ROSE STREET

Lesmahagow, Lanark, ML11 0HT

.....

**Fixed Price £69,995**

0333 344 2855 | [property@portolio.co.uk](mailto:property@portolio.co.uk)



.....

Tenanted 2 bedroom buy-to-let investment property in Lesmahagow. This ground floor property is located within a modern development with the accommodation comprising an entrance vestibule, hall, spacious lounge, master bedroom with ensuite shower/wc, 2nd double bedroom, kitchen, and bathroom with wc. The property benefits from having gas central heating, double glazing, well keep communal areas, residents parking, and being fully compliant for the rental market.

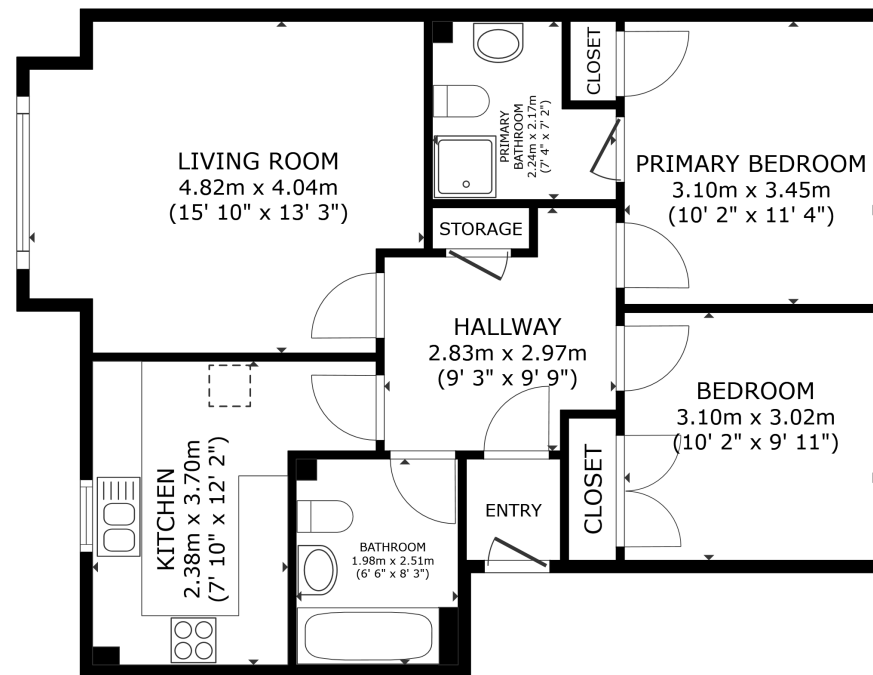
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since May 2018 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £5,314.68 representing an immediate yield of 7.6% with scope to increase the yield for a future tenancy. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £75K. The building has a factoring charge of approximately £730pa. Lesmahagow is a town in South Lanarkshire approximately 30 minutes by road south of Glasgow.

.....



## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report : £75,000
- Current Rental £442.89pm
- Current Yield 7.6%
- Unfurnished Let
- 72 sq m
- EPC Rating: C
- No Buyer Fees



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 70.8 m<sup>2</sup> (763 sq.ft.)  
 TOTAL : 70.8 m<sup>2</sup> (763 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.