

DOUGLAS PORTFOLIO

Fully let residential portfolio comprising of 15 flats, in two blocks, in Douglas, Lanarkshire



INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

DOUGLAS PORTFOLIO

- 15 flats, in two blocks, in Douglas, Lanarkshire
- Tenanted & fully compliant
- Properties are fully let, producing an instant income of £74,208 pa
- This is a current gross yield of 9.9%
- The portfolio consists of standard construction types
- The portfolio has an estimated valuation of £900,000
- Offers invited at £750,000
- Properties are in excellent condition



ACCOMMODATION & TENANCY SCHEDULE

Portfolio

Street	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
6 Pathhead	ML11 0QJ	Flat	1	E	£5,244	£5,400	10.5%	10.8%	£60,000	£49,980
8 Pathhead	ML11 0QJ	Flat	1	E	£5,100	£5,400	10.2%	10.8%	£60,000	£49,980
10 Pathhead	ML11 0QJ	Flat	1	E	£4,800	£5,400	9.6%	10.8%	£60,000	£49,980
12 Pathhead	ML11 0QJ	Flat	1	D	£5,400	£5,400	10.8%	10.8%	£60,000	£49,980
14 Pathhead	ML11 0QJ	Flat	1	E	£4,872	£5,400	9.7%	10.8%	£60,000	£49,980
16 Pathhead	ML11 0QJ	Flat	1	E	£4,800	£5,400	9.6%	10.8%	£60,000	£49,980

ACCOMMODATION & TENANCY SCHEDULE

Portfolio

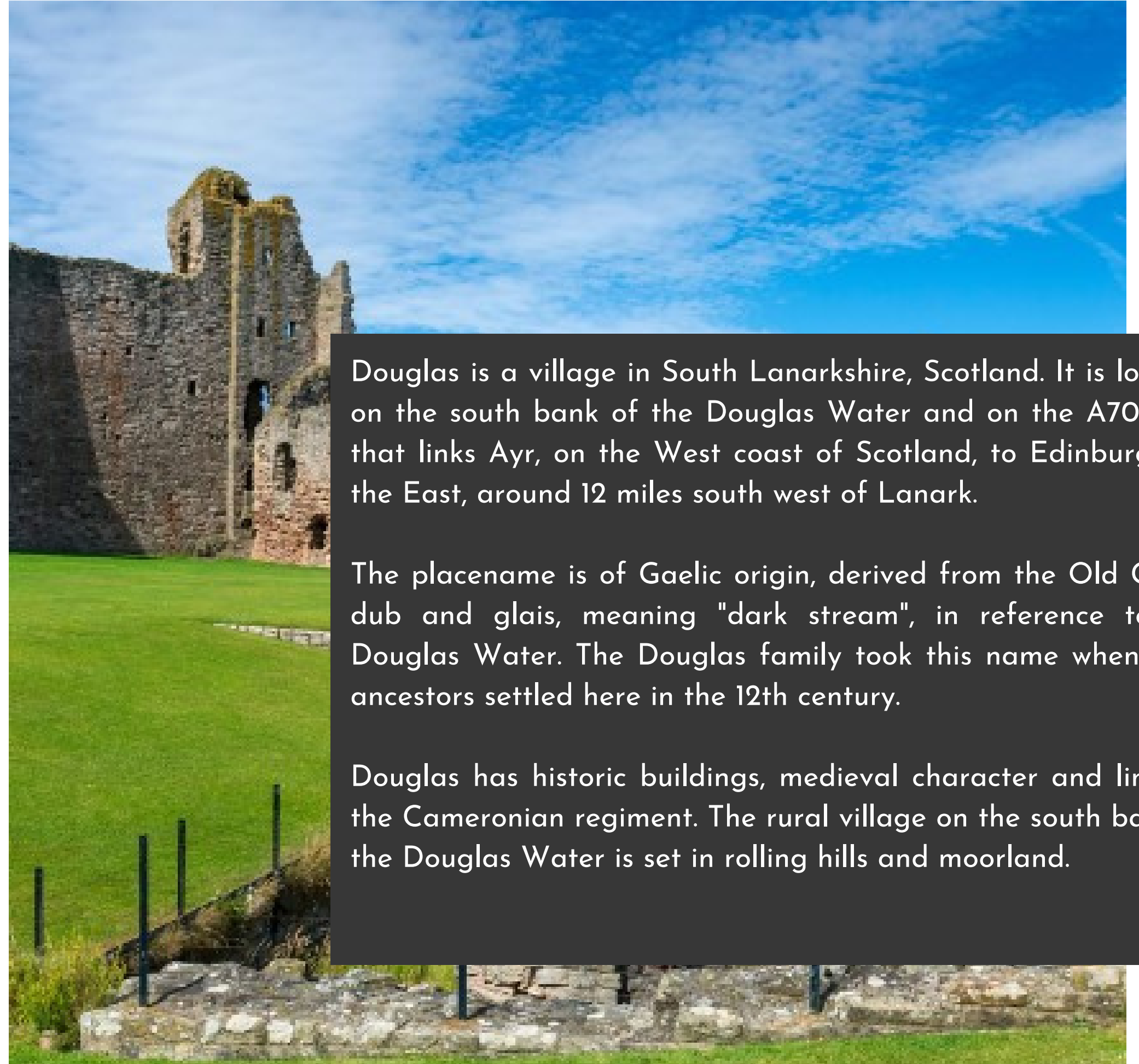
Street	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
18 Pathhead	ML11 0QJ	Flat	1	D	£4,800	£5,400	9.6%	10.8%	£60,000	£49,980
20 Pathhead	ML11 0QJ	Flat	1	D	£5,376	£5,400	10.8%	10.8%	£60,000	£49,980
22 Pathhead	ML11 0QJ	End-terrace house	1	F	£4,872	£5,400	9.0%	10.0%	£65,000	£54,145
1 Blue Tower	ML11 0QL	Flat	1	E	£4,500	£5,400	9.0%	10.8%	£60,000	£49,980
3 Blue Tower	ML11 0QL	Flat	1	D	£4,872	£5,400	10.6%	11.8%	£55,000	£45,815
5 Blue Tower	ML11 0QL	Mid-terrace house	1	E	£5,100	£5,400	10.2%	10.8%	£60,000	£49,980

ACCOMMODATION & TENANCY SCHEDULE

Portfolio

Street	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
7 Blue Tower	ML11 0QL	Mid-terrace house	1	E	£4,872	£5,400	9.7%	10.8%	£60,000	£49,980
9 Blue Tower	ML11 0QL	Mid-terrace house	1	E	£5,100	£5,400	10.2%	10.8%	£60,000	£49,980
11 Blue Tower	ML11 0QL	End-terrace bungalow	1	E	£4,500	£5,400	9.0%	10.8%	£60,000	£49,980
					£74,208	£81,000	9.9%	10.8%	£900,000	£750,000

ABOUT DOUGLAS



Douglas is a village in South Lanarkshire, Scotland. It is located on the south bank of the Douglas Water and on the A70 road that links Ayr, on the West coast of Scotland, to Edinburgh on the East, around 12 miles south west of Lanark.

The placename is of Gaelic origin, derived from the Old Gaelic dub and glais, meaning "dark stream", in reference to the Douglas Water. The Douglas family took this name when their ancestors settled here in the 12th century.

Douglas has historic buildings, medieval character and links to the Cameronian regiment. The rural village on the south bank of the Douglas Water is set in rolling hills and moorland.



MONI TAGORE

SALES AGENT



ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, in service to the private rented sector and as an estate agent.

GET IN TOUCH

Email - moni@portolio.co.uk

Call - 07886213368



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SCOTTISH
ASSOCIATION
OF LANDLORDS

**RECOGNISED
SUPPLIER 2025**

