

# SOUTH WEST SCOTLAND PORTFOLIO

A large residential portfolio comprising of 26 properties  
mainly in South West Scotland



# INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

## SOUTH WEST SCOTLAND PORTFOLIO

- A portfolio comprising of 26 properties, mainly in South West Scotland
- Tenanted & compliant
- Properties are mostly let, producing an income of £128,808 pa (£167,868 pa when fully let)
- This is a current gross yield of 7.5% (9.7% when fully let)
- Potential market yield is 10.8%
- The portfolio consists of standard construction types
- The portfolio has an estimated valuation of £1,915,000
- Offers invited around £1,723,500



# ACCOMMODATION & TENANCY SCHEDULE

Portfolio

Address	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
1 Roseland Terrace, Dumfries	DG2 7EU	Flat	2	D	£6,600	£6,600	11.3%	11.3%	£65,000	£58,500
1 Stanley Place, Annan	DG12 6JF	Terraced House	2	D	£6,300	£6,300	10.8%	10.8%	£65,000	£58,500
12 Grummel Court, Lochmaben	DG11 1QR	Terraced House	4	D	£4,992	£7,200	4.8%	7.0%	£115,000	£103,500
16D Nith Place, Dumfries	DG1 2PN	Flat	1	E	£3,840	£5,400	9.5%	13.3%	£45,000	£40,500
21 Pinegrove, Cumbernauld	G67 3AX	Terraced House	4	E	Vacant (£11,400 when tenanted)	£11,400	10.6%	10.6%	£120,000	£108,000
24 Balmoral Road, Dumfries	DG1 3BD	Flat	2	D	£6,600	£6,600	10.5%	10.5%	£70,000	£63,000
27 Tillydrone Avenue, Aberdeen	AB24 2TE	Flat	2	D	£7,560	£7,560	14.0%	14.0%	£60,000	£54,000

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3 Briarbank, Baneloaning, Dumfries	DG1 3BA	Flat	1	D	£5,400	£5,400	10.9%	10.9%	£55,000	£49,500
3 High Street, Lochmaben	DG11 1NQ	Terraced House	2	G	£6,000	£6,600	7.8%	8.6%	£85,000	£76,500
30 Findlater Court, Dumfries	DG2 0ND	Flat	1	D	£3,120	£5,400	6.9%	12.0%	£50,000	£45,000
37 Scott Street, Annan	DG12 6JE	Detached House	5	D	£17,616	£22,296	15.1%	19.1%	£130,000	£117,000
38B Pretoria Road, Eastriggs	DG12 6NU	Flat	2	D	Vacant (£7,200 when tenanted)	£7,200	8.9%	8.9%	£90,000	£81,000
3A McLellan Street, Dumfries	DG1 2JN	Flat	2	E	£4,980	£6,300	10.1%	12.7%	£55,000	£49,500
41D Friars Vennel, Dumfries	DG1 2RQ	Flat	1	C	£4,800	£5,400	12.5%	14.1%	£42,500	£38,250

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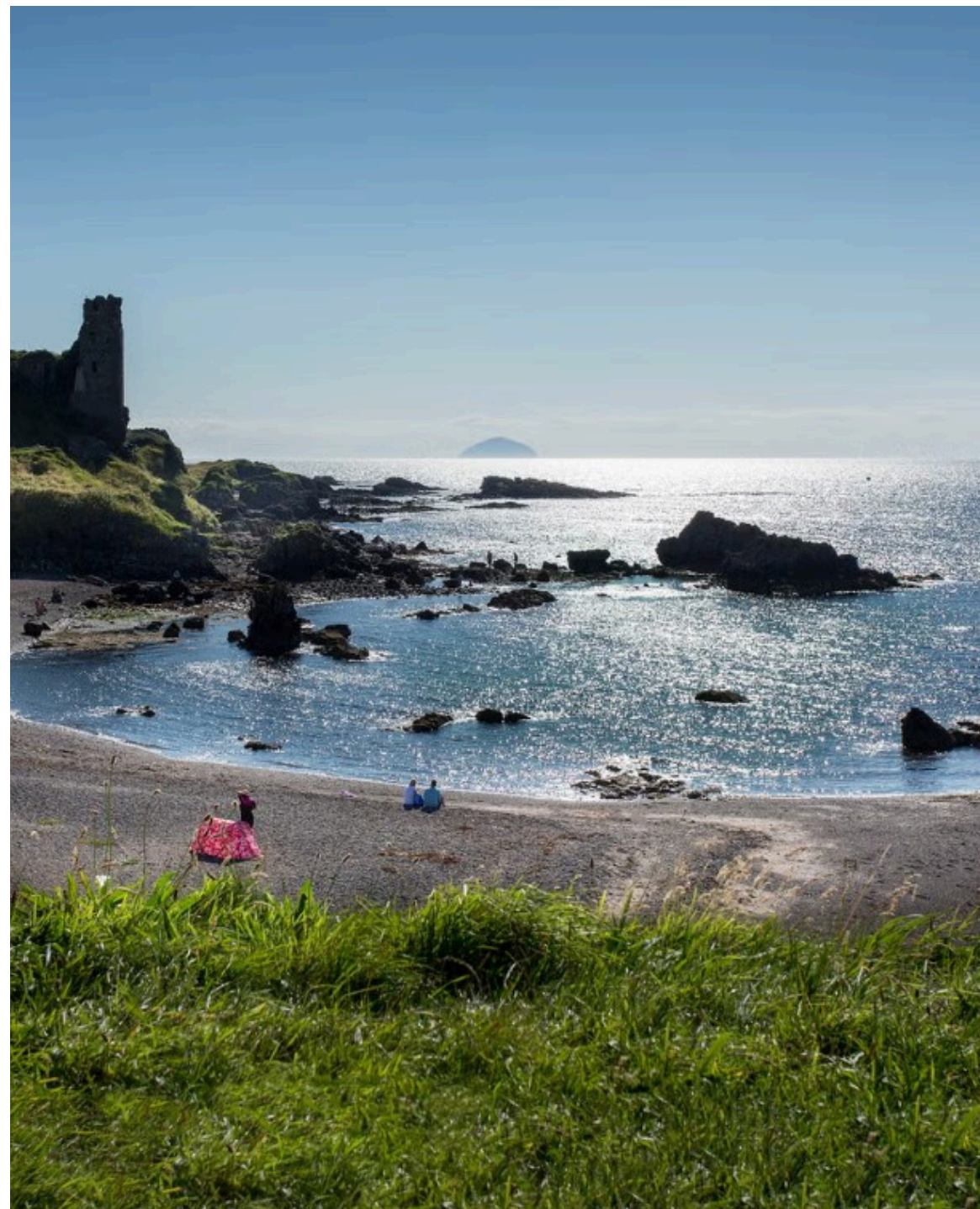
Address	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
49C English Street, Dumfries	DG1 2BU	Flat	1	No EPC	£3,600	£5,100	10.7%	15.1%	£37,500	£33,750
49D English Street, Dumfries	DG1 2BU	Flat	2	D	£7,800	£6,000	15.8%	12.1%	£55,000	£49,500
5 Criffel Avenue, Dumfries	DG2 0PQ	Flat	3	C	£7,200	£7,800	10.0%	10.8%	£80,000	£72,000
61 Port Street, Annan	DG12 6BT	Flat	2	D	£5,700	£6,300	11.5%	12.7%	£55,000	£49,500
61A Port Street, Annan	DG12 6BT	Flat	2	D	£6,600	£6,600	13.3%	13.3%	£55,000	£49,500
62 Burnett Avenue, Dumfries	DG2 9NQ	Flat	1	F	£4,800	£5,400	9.7%	10.9%	£55,000	£49,500
65 Grovehill, Kelso	TD5 7AR	Flat	3	No EPC	£5,100	£7,800	4.7%	7.2%	£120,000	£108,000

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Address	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
69 Moffat Road, Dumfries	DG1 1PB	Terraced House	3	F	Vacant (£7,500 when tenanted)	£7,500	7.9%	7.9%	£105,000	£94,500
75D English Street, Dumfries	DG1 2DR	Flat	2	F	Vacant (£7,800 when tenanted)	£6,000	14.4%	11.1%	£60,000	£54,000
821 Great Northern Road, Aberdeen	AB24 2BR	Flat	1	C	Vacant (£5,160 when tenanted)	£5,160	10.4%	10.4%	£55,000	£49,500
99 Babbington Drive, Dumfries	DG2 9NY	Flat	1	D	£4,200	£5,400	7.8%	10.0%	£60,000	£54,000
Greenbank Cottage, Low Raod, Collin, Dumfries	DG1 4JJ	Detached House	3	E	£6,000	£7,500	5.1%	6.4%	£130,000	£117,000
					£128,808 (£167,868 when tenanted)	£186,216	9.7%	10.8%	£1,915,000	£1,723,500

# ABOUT SW- SCOTLAND



Dumfries & Galloway is a beautiful part of Scotland, with an undulating coastline of rocky shoreline and sandy beaches, and acres of forest and green spaces inland. Your break here can include outdoor activities, history and cultural attractions, delicious food and much more.

Dumfries and Galloway is well known for its arts and cultural activities as well as its natural environment. The major festivals include the region-wide Dumfries & Galloway Arts Festival, and Spring Fling Open Studios. Other festivals include Big Burns Supper in Dumfries and the Wigtown Book Festival in Wigtown - Scotland's national book town.



**MONI TAGORE**

SALES AGENT



### ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, working with private landlords and letting agents all over Scotland, and investors around the world.

### GET IN TOUCH

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**SAL**

SCOTTISH  
ASSOCIATION  
OF LANDLORDS

RECOGNISED  
SUPPLIER 2024

