

Portolio



56 GARDINER PLACE

Newtongrange, Dalkeith, Midlothian EH22 4RS

Offers in Region of £145,000

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Tenanted 2 bedroom property located in Newtongrange. This 1st floor property comprises an entrance hallway with stairs leading up to the 1st floor hallway, living room, kitchen, two Bedrooms, and bathroom. The property benefits from double glazing, gas central heating, a private garden, and being fully compliant for the rental market.

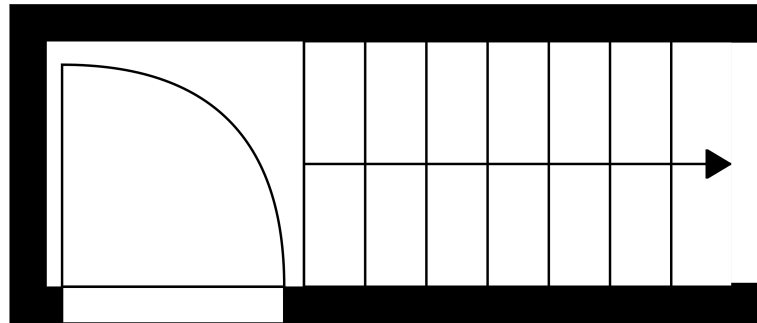
The property is being sold as a buy-to-let investment with the tenants in situ. The property is fully compliant and the current tenants have been a resident since August 2019 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £8,100. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £145K. Newtongrange is a village in Midlothian approximately 40 mins by car to the centre of Edinburgh.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Complaint
- 2 Bedrooms
- Home Report £145K
- Current Rental £675pm
- Current Yield 6%
- Market Rental £750pm
- EPC Rating: C
- 66 sq m
- Price Includes Inventory Items & Safety Certificates

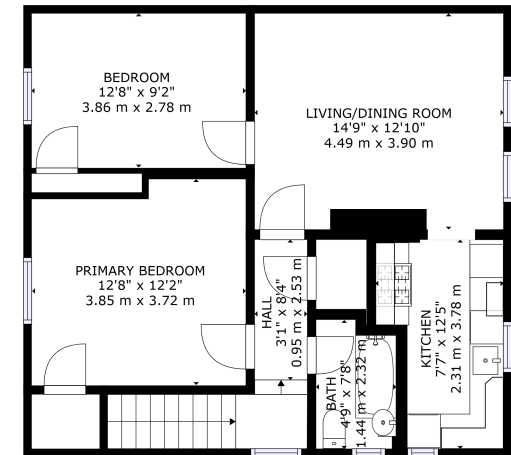


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 30 sq. ft. 2.8m²; FLOOR 2: 32 sq. ft. 2.97m²
TOTAL: 751 sq. ft. 69.70m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 30 sq. ft. 2.8m²; FLOOR 2: 32 sq. ft. 2.97m²
TOTAL: 751 sq. ft. 69.70m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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.