

Portolio



18 HARDHILL DRIVE

Bathgate, West Lothian EH48 2BS

Fixed Price £129,995

0333 344 2855 | property@portolio.co.uk



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Tenanted 2 bedroom semi-detached investment property in Bathgate available £20K below Home Report value. The ground floor of this buy-to-let comprises an entrance hallway, a spacious living room with a dining area, kitchen with a back door leading to the private rear garden. Upstairs the property has 2 double bedrooms and a bathroom with a plumbed shower. The property benefits from having gas central heating, double glazing, private gardens, and is 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 January 2020 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,000 representing an immediate yield of 7%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £150K.

Bathgate is the second largest town in West Lothian, approximately 5 miles west of Livingston. Bathgate Railway Station is served by eastbound services to Edinburgh Waverley and westbound services to Glasgow.

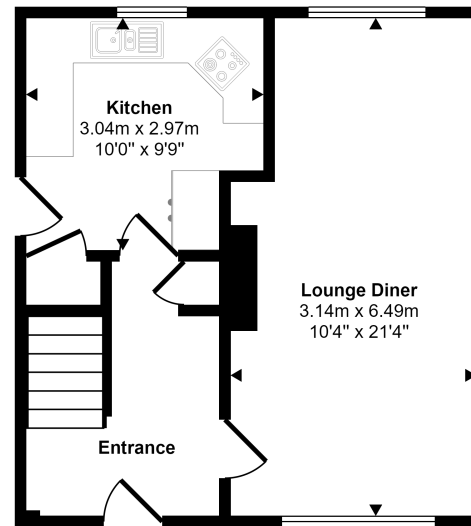
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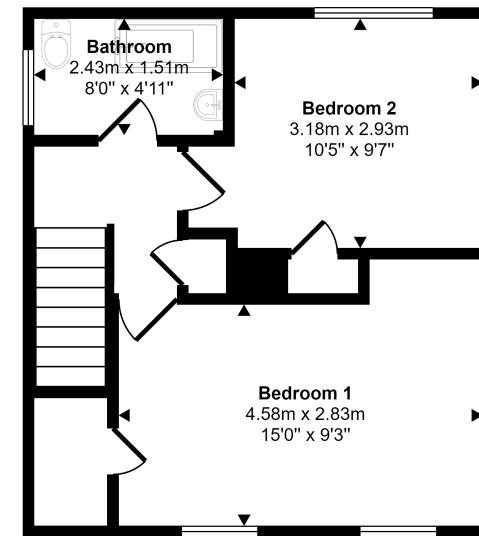
FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report : £150,000
- Current rental £750pm
- Current Yield 7%
- 77 sq m
- EPC Rating: D
- No Buyer Fees
- Unfurnished Let

Approx Gross Internal Area
73 sq m / 791 sq ft



Ground Floor
Approx 36 sq m / 391 sq ft



First Floor
Approx 37 sq m / 400 sq ft

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.