

Portolio



475 MAIN STREET

Coatbridge, North Lanarkshire ML5 3RD

Fixed Price £67,995

0333 344 2855 | property@portolio.co.uk



.....

Tenanted 2 bedroom buy-to-let investment property in Coatbridge. The property is a first and second floor maisonette flat within a three storey terraced block. The accommodation comprises on the first floor of an entrance hall, living room, and kitchen. The second floor has a landing, two bedrooms and a shower room. The property benefits from having double glazing, gas central heating 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 long-term tenant has been resident since 2019 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,000 representing an immediate yield of 8.8%. The property is let unfurnished and is sold as seen. The Home Report value is £70K.

Coatbridge is a town in North Lanarkshire, Scotland, situated about 8 miles east of Glasgow. This bustling town has an excellent mix of historic landmarks, modern developments, and green spaces. Coatbridge is an attractive location for buyers due to its strong community ties, rich industrial heritage, and convenient proximity to Glasgow.

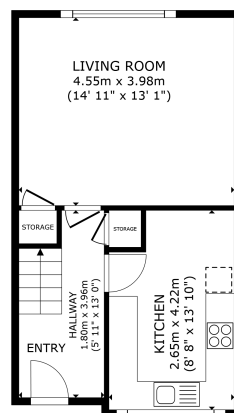
.....





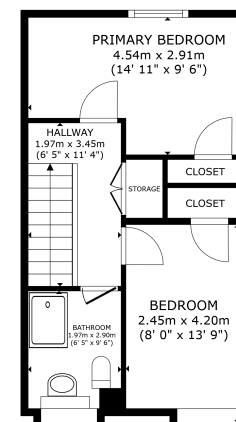
FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- EPC Rating C
- 74 sq m
- Home Report £70K
- 2 Bedrooms
- Unfurnished Let
- Current Rental £500pm
- Current Yield 8.8%
- No Buyer Fees



GROSS INTERNAL AREA
FLOOR 1 37.3 m² (402 sq ft.) FLOOR 2 36.4 m² (413 sq ft.)
TOTAL : 73.7 m² (814 sq ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



GROSS INTERNAL AREA
FLOOR 1 37.3 m² (402 sq ft.) FLOOR 2 36.4 m² (413 sq ft.)
TOTAL : 73.7 m² (814 sq ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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.