

Portolio



82 CROMWELL ROAD

Burntisland, Fife KY3 9EL



Fixed Price £119,995

0333 344 2855 | property@portolio.co.uk



Tenanted 2 bedroom top floor flat in the charming coastal town of Burntisland on the northern shore of the Firth of Forth. This bright and spacious **buy-to-let investment** property offers well-proportioned accommodation and is being sold with a tenant in situ (since 2023), providing a turnkey investment in a location popular with both commuters and local renters. The accommodation includes: generous lounge with traditional corning, large dining kitchen, two double bedrooms, bathroom with plumbed shower. The property benefits from gas central heating, double glazing, and open rooftop views across Burntisland, and also a well-maintained communal rear garden.

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 2023, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £10,200 which represents an immediate yield of 8.5%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £120K.

Burntisland is well connected by road and rail, with easy access to Edinburgh and surrounding Fife towns, making it an attractive location for commuters. The town also offers a blend of local amenities, green spaces, and coastal charm.

Viewings are strictly by appointment to protect the privacy of the tenant.

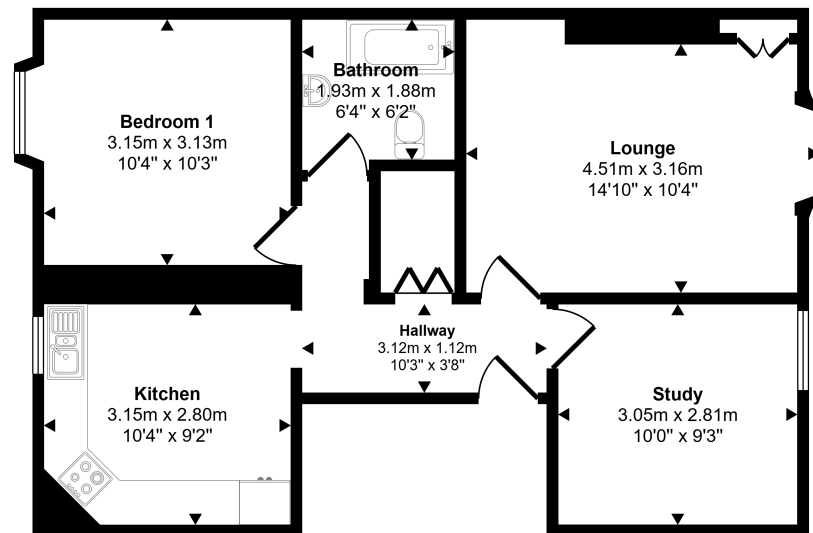




FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 bedrooms
- Home Report £120,000
- Current Rental £850pm
- Current Yield 8.5%
- EPC Rating D
- 64 sq m
- Unfurnished Let
- No Buyer Fees

Approx Gross Internal Area
57 sq m / 612 sq ft



Floorplan

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.