



Portolio

## 89 WOOD STREET

Galashiels, Scottish Borders TD1 1QX

.....

Offers in Region of £74,995

0333 344 2855 | [property@portolio.co.uk](mailto:property@portolio.co.uk)



.....

Tenanted 2 bedroom buy-to-let maisonette flat in Galashiels. The property comprises on the 1st floor of an entrance hallway, living room, and Kitchen. On the upper floor, there is a landing, two bedrooms, and a bathroom. The property benefits from gas central heating, double glazing, and open views. The property is fully compliant for the rental market with SAT, property inventory, EICR, Gas Safety certificate, legionella risk assessment, and deposit certificate.

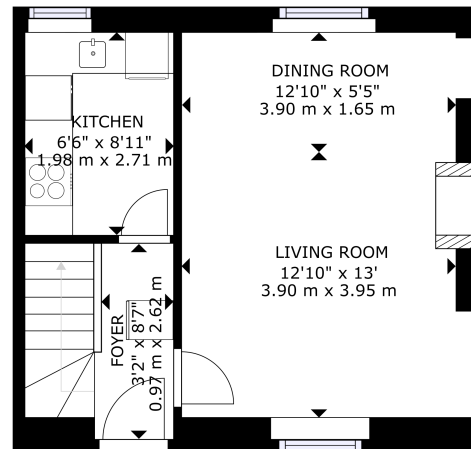
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since February 2015 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £4,680. A future tenancy has the potential to generate £7200pa. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £80K.

.....

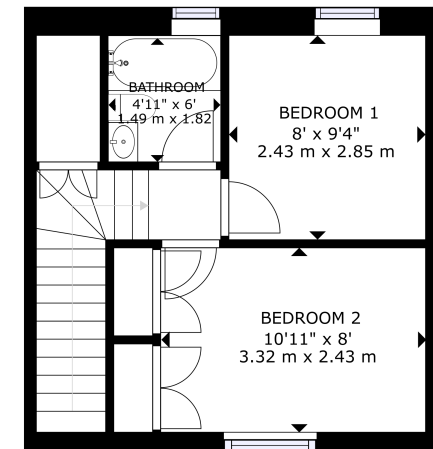


## FEATURES

- Buy-to-Let Investment Property
- Tenanted & Fully Compliant
- Home Report £80K
- 2 Bedroom
- Current Rental £390pm
- Current Yield 6.2%
- Unfurnished Let
- 56 sq m
- Price Includes Inventory Items & Safety Certificates



Matterport



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 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.