

Portfolio



26 HIGH STREET

Montrose, Angus DD10 8JL

Fixed Price £64,995

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Tenanted 2 bedroom buy-to-let investment in Montrose with a current yield of 10.6%. This second floor property comprises an entrance hall, livingroom, two bedrooms, kitchen, and bathroom. The property benefits from having gas central heating, partially double glazed, a town centre location, 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 tenant has been resident since September 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £7,200 which represents an immediate yield of 11%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £68K.

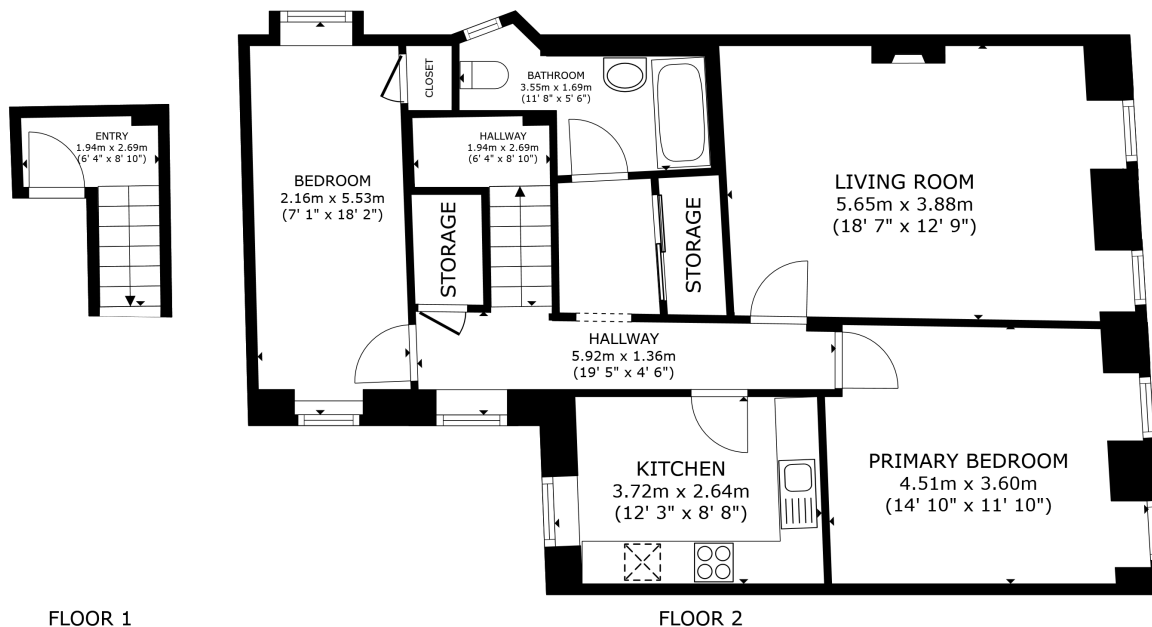
Montrose is a historic town in Angus with a population of approximately 12,000. The town is situated 26 miles north of Dundee and 34 miles south of Aberdeen. The property benefits from a range of excellent amenities in the town centre as well as being only a 5 minute walk to the train station.

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FEATURES

- Buy-To-Let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £68,000
- Current Rental £600pm
- Current Yield 11%
- EPC Rating: C
- 83 sq m
- Furnished Let
- No Buyers Fees



GROSS INTERNAL AREA
FLOOR 1 3.4 m² (36 sq.ft.) FLOOR 2 80.9 m² (871 sq.ft.)
TOTAL : 84.3 m² (908 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.