

SCOTLAND PORTFOLIO

Fully let residential portfolio comprising of 9 properties around Scotland



INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

SCOTLAND PORTFOLIO

- Fully let residential portfolio comprising of 9 properties around Scotland
- 15% discount to value
- Properties are fully let, producing an income of £63,204 pa
- This is a current gross yield of 8.5%
- Future rental income is £69,816 pa, representing a future gross yield of 9.4%
- The portfolio consists of standard construction types
- The portfolio has an estimated valuation of £870,000
- Offers invited around £744,150



ACCOMMODATION & TENANCY SCHEDULE

Portfolio

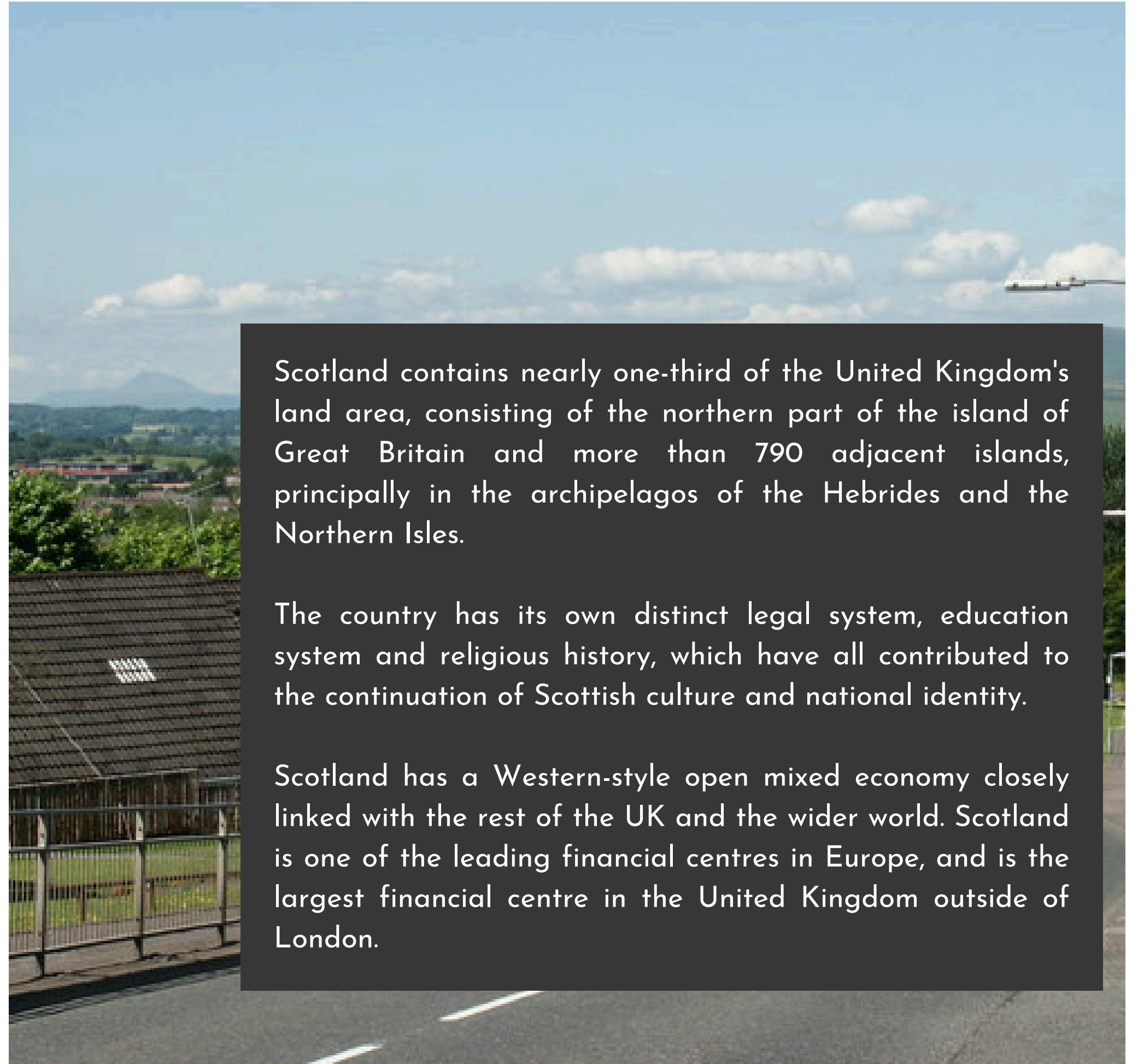
Street	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
11 Moir Place, Glenrothes	KY6 1EP	Mid-terrace house	2	C	£8,736	£8,736	9.0%	9.0%	£105,000	£96,600
1/L 64 Montgomery Street, Eaglesham	G76 0AU	Mid-floor flat	1	D	£5,376	£7,800	7.5%	10.8%	£90,000	£72,000
12 Orchard Street, Galston	KA4 8ER	Mid-terrace house	3	D	£7,080	£7,560	7.5%	8.0%	£115,000	£94,300
1 Viewfield Terrace, Lumphinnans	KY4 8AB	Semi-detached house	2	E	£6,144	£7,200	6.3%	7.4%	£130,000	£97,500
6 Carlowrie Avenue, Blantyre	G72 9HZ	Mid-terrace house	3	D	£7,188	£7,800	7.5%	8.1%	£120,000	£96,000
4 Wilson Street, Larkhall	ML9 2QN	Top-floor maisonette	2	D	£6,144	£7,200	10.6%	12.4%	£60,000	£58,200

ACCOMMODATION & TENANCY SCHEDULE

Portfolio

Street	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
14 Park Court, Bishopbriggs	G64 2SQ	Ground-floor flat	2	D	£7,920	£7,920	8.8%	8.8%	£100,000	£90,000
45/4 Valeview Terrace, Dumbarton	G82 3BJ	Ground-floor flat	2	D	£8,400	£8,400	13.3%	13.3%	£65,000	£63,050
82 Dyfrig Street, Shotts	ML7 4DQ	Mid-terrace house	2	C	£6,216	£7,200	8.1%	9.4%	£85,000	£76,500
					£63,204	£69,816	8.5%	9.4%	£870,000	£744,150

ABOUT SCOTLAND



Scotland contains nearly one-third of the United Kingdom's land area, consisting of the northern part of the island of Great Britain and more than 790 adjacent islands, principally in the archipelagos of the Hebrides and the Northern Isles.

The country has its own distinct legal system, education system and religious history, which have all contributed to the continuation of Scottish culture and national identity.

Scotland has a Western-style open mixed economy closely linked with the rest of the UK and the wider world. Scotland is one of the leading financial centres in Europe, and is the largest financial centre in the United Kingdom outside of London.



MONI TAGORE

SALES AGENT



ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, working with private landlords and letting agents all over Scotland, and investors around the world.

GET IN TOUCH

Email - moni@portolio.co.uk

Call - 07886213368



SAL

SCOTTISH
ASSOCIATION
OF LANDLORDS

RECOGNISED
SUPPLIER 2025

