

# Portolio



## 14 ST DAVIDS PLACE

Larkhall, South Lanarkshire ML9 1BW

Offers in Region of £84,995

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Tenanted 2 bedroom end terrace house in Larkhall, South Lanarkshire. This buy-to-let property investment comprises of bright entrance hallway, spacious lounge, fully fitted kitchen, 2 bedrooms, and a bathroom. The property benefits from a main door entrance, garden, double glazing, and being in good decorative order throughout. The property is fully compliant for the rental market with PRT, property inventory, EICR, SAT, Gas safety, legionella risk assessment, and deposit certificate.

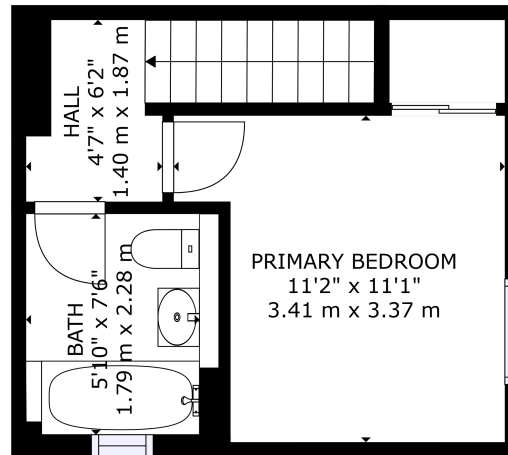
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the long-term tenant has been resident since October 2014 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,420. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £90K. Larkhall is a town in South Lanarkshire approximately 14 miles southeast of Glasgow. The town is a 38-minute rail journey to Glasgow Central Station with trains every 30 minutes on weekdays.

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## FEATURES

- Buy-to-Let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £90K
- Current Rental £535pm
- Current Yield 7.4%
- Furnished Let
- EPC Rating: D
- 61 sq m
- Price Includes Inventory Items & Safety Certificates

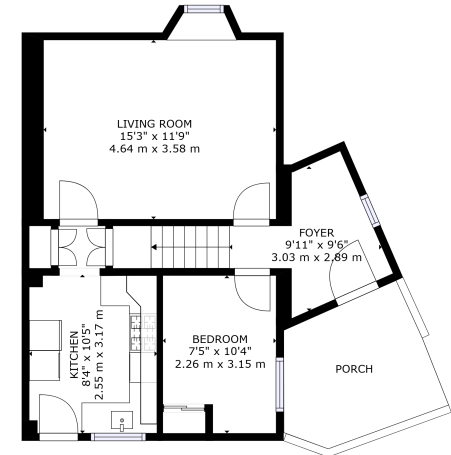


GROSS INTERNAL AREA  
 FLOOR 1: 468 sq. ft. 43 m<sup>2</sup>, FLOOR 2: 226 sq. ft. 21 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 81 sq. ft. 7 m<sup>2</sup>  
 TOTAL: 693 sq. ft. 64 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



FLOOR 1



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### 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.