

# Portfolio



**73E MARKET STREET**

Haddington, East Lothian EH41 3JJ

**Offers in Region of £143,999**

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Tenanted 2 bedroom buy-to-let investment in Haddington. The property is located on the first floor of a B-listed building with the accommodation comprising an entrance hallway, living room, kitchen/dining room, two bedrooms, shower room, and bathroom with WC. The property benefits from having a central location, gas central heating, and being fully compliant for the rental market. The property has a PRT, property inventory, EICR, Gas certificate, PAT, legionnaire risk assessment, and lodged deposit certificate.

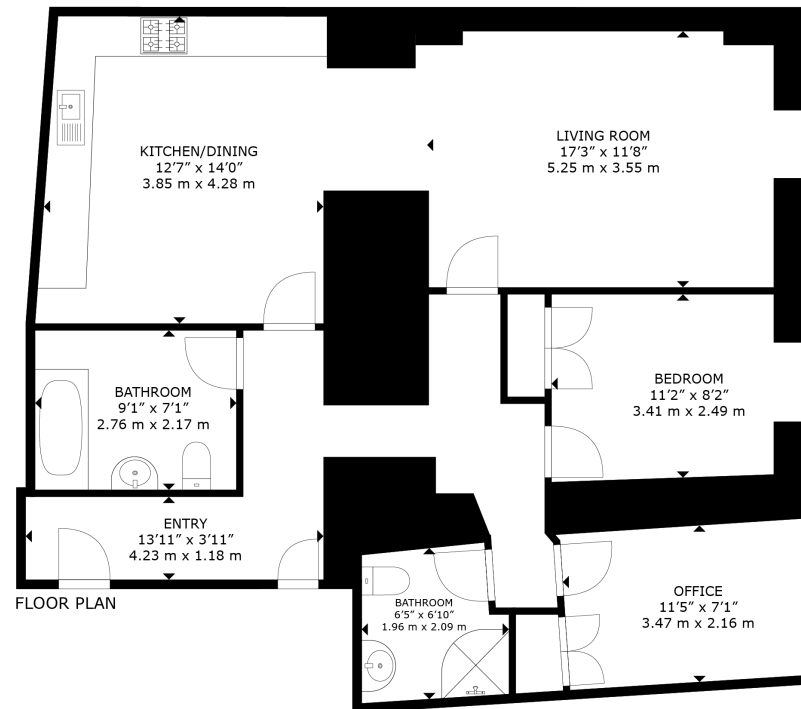
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the long-term tenant has been resident since May 2019 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,300. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £150K. Haddington is a town in East Lothian approximately 17 miles east of Edinburgh.

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## FEATURES

- Buy-to-Let Investment Property
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £150K
- Rental £775pm
- Current Yield 6.5%
- 87 sq m
- EPC Rating: C
- Price Includes Inventory Items & Safety Certificates
- Unfurnished Let



GROSS INTERNAL AREA  
FLOOR PLAN: 970 sq. ft. 90 m<sup>2</sup>  
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.