



Portolio

G/L, 75 RAISE STREET

Saltcoats, North Ayrshire KA21 5JZ

Fixed Price £39,995

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This lower flat is a one-bedroom residence that has a prime location in the coastal town of Saltcoats. It is set within easy reach of a wide range of amenities, including supermarkets and convenience stores, as well as bus links and the local train station. Furthermore, idyllic sandy beaches and the harbour are close by as well.

The flat itself further benefits from a blank canvas of décor throughout; plus, it has two reception rooms (which share an open-plan layout). Accessed via a secure telephone-entry system, the home's front door opens into a central hall that leads left into the living room. This reception area continues the hall's décor, enjoying a neutral backdrop paired with a wood-inspired floor. It accommodates a good choice of comfy lounge furniture and it also shares an open-plan layout with a neighbouring dining room, which could alternatively be used as a study or office (if desired). On the opposite side of the hall, the kitchen is fitted with base and wall-mounted cabinets and L-shaped workspace, backed by splashback tiles. It includes an integrated oven, gas hob, and extractor hood. Meanwhile, the bedroom is a well-proportioned double with built-in wardrobe storage. The room continues the neutral palette, adding a fitted carpet for comfort. A fully-tiled shower room, equipped with a three-piece suite, completes the accommodation on offer. The property has gas central heating and double-glazed windows throughout, ensuring year-round comfort. Externally, there is a communal garden to the rear and unrestricted on-street parking to the front.

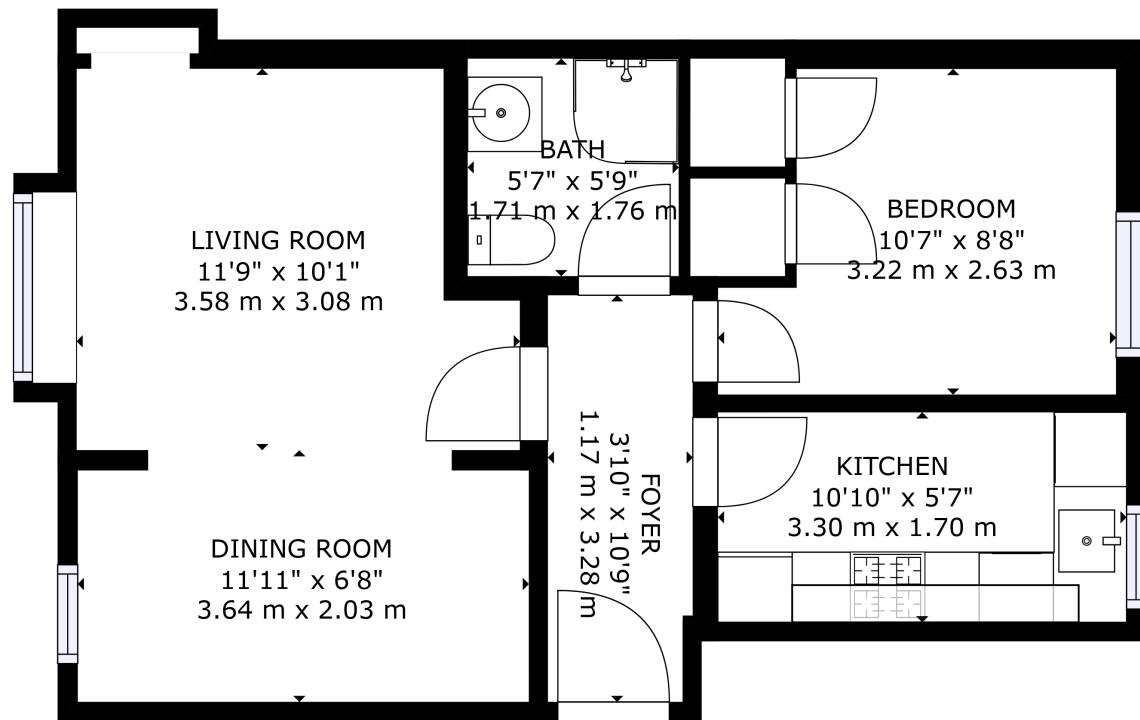
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report : £40,000
- Current Rental £4,200pa
- Current Yield 10.5%
- Market rental £5,100pa
- EPC Rating: D
- 40 sq m
- No Buyer Fees



TOTAL: 451 sq. ft, 42 m2
 FLOOR 1: 451 sq. ft, 42 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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.