

Portolio



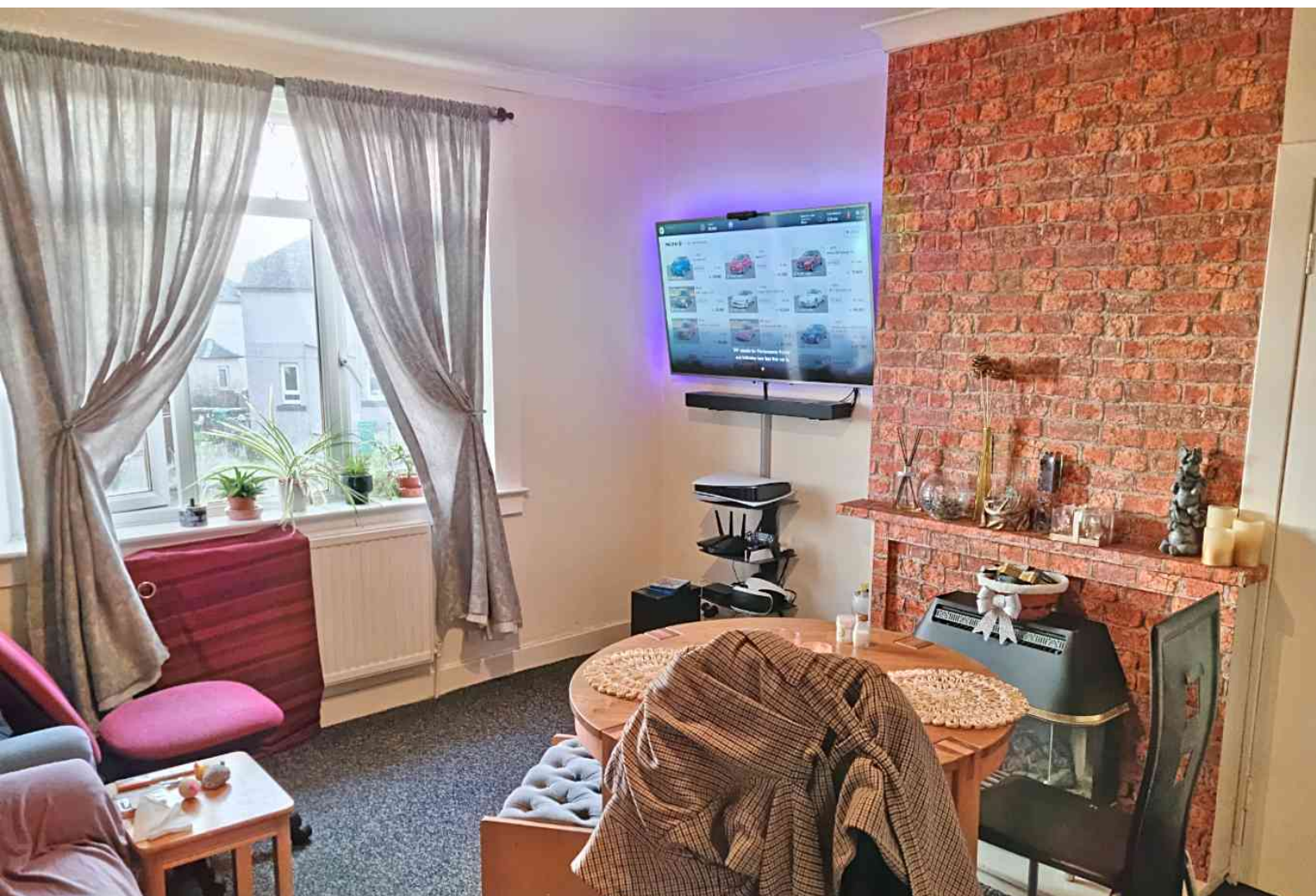
4 MARYFIELD CRESCENT

Leslie, Glenrothes, Fife KY6 3JY

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Fixed Price £72,995

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Tenanted 3 bedroom buy-to-let opportunity in Leslie, Fife. This 1st floor property investment was built in the 1930s and comprises a main door, internal stairs, landing, lounge, three bedrooms, kitchen, shower room, and separate WC. The property benefits from having its own main door, double glazing, gas central heating, and private garden. The property is fully compliant for the rental market with PRT, property inventory, EICR, PAT, Gas safety, and Legionella Risk Assessment.

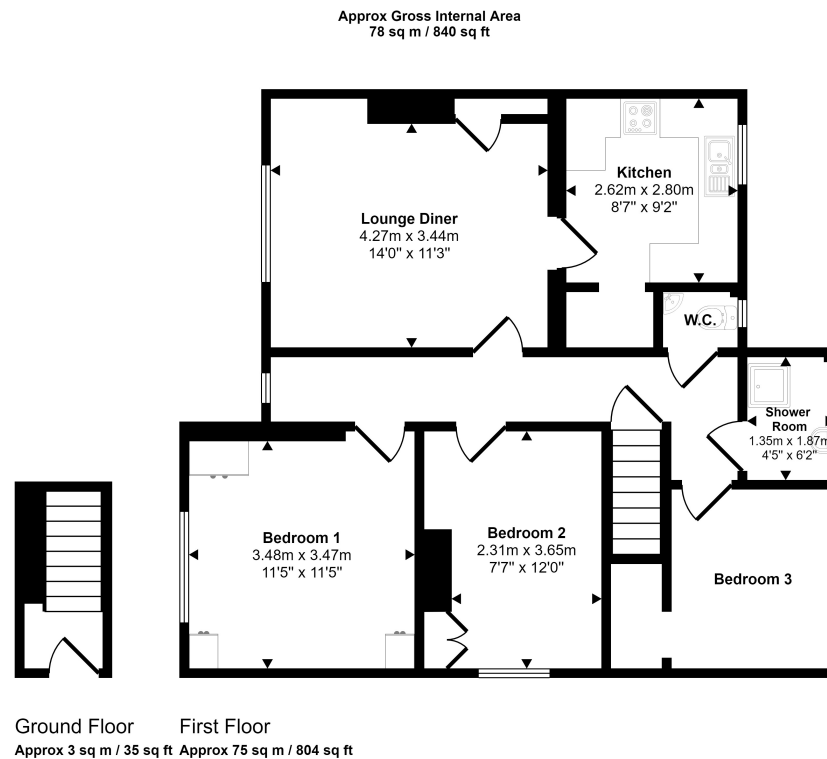
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been a resident since May 2022 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,000. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £83K. Leslie is a large village with an approximate population of 3,000 to the west of Glenrothes in Fife. The village has a range of local amenities easily available with main-line train stations closely situated in Markinch and Thornton allowing easy commutes to Fife, Dundee & Edinburgh.

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FEATURES

- Buy-to-Let Investment Property
- Tenanted & Fully Compliant
- Home Report : £83,000
- Current Rental £500pm
- Current Yield 8.2%
- EPC Rating: D
- Unfurnished Let
- 79 sq m
- Price Includes Inventory Items & Safety Certificates



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.