



# Portolio

## ALEXANDER ROAD

Glenrothes, Fife KY7 4HY

.....

**Fixed Price £54,999**

0333 344 2855 | [property@portolio.co.uk](mailto:property@portolio.co.uk)





.....

A fantastic opportunity to acquire a tenanted 2-bedroom ground floor flat in the established residential area of Glenrothes. Situated on the ground floor of a three-storey detached block comprising nine flats in total, this property is being sold with the tenants in situ, offering immediate rental income from day one. This well-maintained flat benefits from a reliable tenant and is a great addition to any portfolio. The property also benefits from having double glazing, gas central heating, and being fully compliant for the rental market.



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 March 2022, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £5,400, which represents an immediate yield of 9.8%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £55K.

Glenrothes is a well-established town in central Fife, offering a strong rental market thanks to its affordable property prices, excellent transport links, and growing local economy. With major employers in manufacturing, retail, and public services, the town attracts a steady population of tenants, including professionals, families, and key workers. Its proximity to both Edinburgh and Dundee, along with a range of local amenities, schools, and green spaces, makes Glenrothes an appealing and practical location for buy-to-let investors seeking reliable rental income and long-term growth potential.

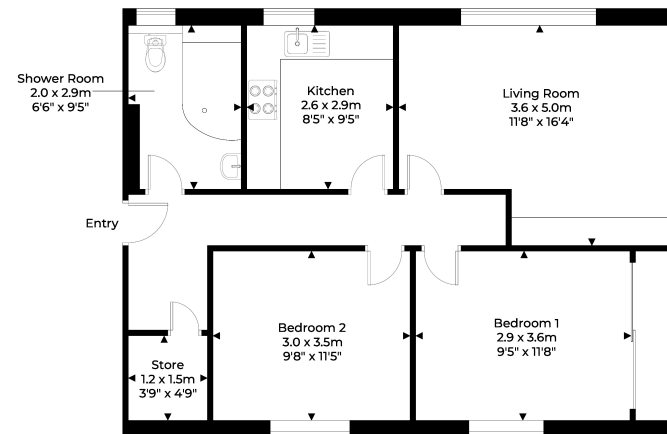
.....



## FEATURES

- Tenanted & Fully Compliant
- Buy-to-let Investment
- 2 Bedrooms
- Home Report £55,000
- Current Rental £450pm
- Current Yield 9.8%
- Unfurnished Let
- EPC Rating D
- 67 sq m
- No buyer fees

56 Alexander Rise, Alexander Road, Glenrothes, KY7 4HY  
Approximate Gross Area  
70 sq m / 753 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



### 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.