

Portfolio



# 14 LYNE STREET

Wishaw, North Lanarkshire ML2 7LH

**Fixed Price £95,000**

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Tenanted 2 bedroom mid-terraced buy-to-let investment property in Wishaw. The property comprises the ground floor of an entrance hallway, living room, and kitchen. The first floor has two bedrooms and a bathroom. The property benefits from having gas central heating, double glazing and a private garden.

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 August 2022 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,000 representing an immediate yield of 10%. The property is let unfurnished and is sold as seen. The Home Report value is £95K.

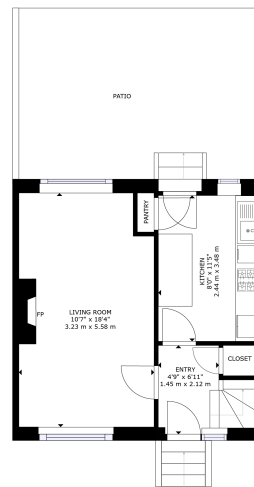
Wishaw is a town in North Lanarkshire, on the edge of the Clyde Valley, The town is approximately 15 miles south-east of Glasgow city centre. The property is located only a few minutes from Wishaw town centre where there is an array of local amenities. The nearby M8 and M74 motorways allow quick and easy access to Glasgow, Edinburgh and beyond.

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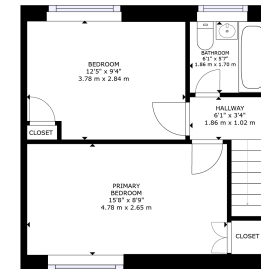
# FEATURES

- Buy-to-Let Investment Property
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £95,000
- Current Rental £750pm
- Current Yield 10%
- EPC Rating C
- 63 sq m
- Unfurnished Let



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 372 sq. ft. 34.4m<sup>2</sup> FLOOR 2: 373 sq. ft. 34.4m<sup>2</sup>  
 TOTAL: 745 sq. ft. 68.8m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 372 sq. ft. 34.4m<sup>2</sup> FLOOR 2: 373 sq. ft. 34.4m<sup>2</sup>  
 TOTAL: 745 sq. ft. 68.8m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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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.