

## Tenanted Investment Modern Two Bedroom Apartment

6 The Maltings, Falkirk, FK1  
Offers over £120,000  
6% Yield on Home Report Valuation



- Tenanted Buy to Let Investment
- Income from day of purchase
- 6% yield on Home Report value
- Two-bedroom, ground floor apartment
- Master en suite
- Resident's parking
- Gas central heating and double glazing
- Appliances included
- EPC Band C

This well-presented ground floor apartment is in a popular modern development. The property is well-placed for all local amenities and motorway access. Rented from January 2021 on Private Residential Tenancy agreement, at a rent of £600pcm. There is scope for a rent increase as the rent is now below market comparables, which are now around £650pcm. The Home Report valuation of £120,000 gives a 6% yield (using the current rental income).

The property is accessed via a well maintained, communal hall, and has a secure entry system. The pleasant hallway has all rooms opening off: The open plan kitchen living room overlooks the Fourth and Clyde Canal and has a feature balcony. The modern fitted kitchen has a good range of wall and base cabinets, as well as granite effect worktops and feature tiling. There is an integrated gas hob, electric oven, cooker hood, fridge/freezer and washing machine.

The main bedroom has fitted mirrored wardrobes and an en suite bathroom. This has a white three-piece suite, which incorporates a Jacuzzi bath and marble topped wash hand basin with vanity unit. The second double bedroom also has a fitted mirrored wardrobe. There is a shower room off the hallway, which has a luxury shower enclosure and white suite. There are two storage cupboards, in the hallway; one of which is a generous walk-in size.

There are garden areas to the front of the property. The property is set in factored grounds and has private unallocated parking. View our virtual tour [here](#)

The development is factored and monthly factoring fees (which the Landlord is responsible for) are understood to be around £75 monthly. The factoring fees include buildings insurance (not Landlord's contents, which we advise obtaining separate cover for).

***Home Report valuation: £120,000. Offers over £120,000 are invited.***



Living Room



Living Room



Kitchen



Kitchen



En Suite Bathroom



Main Bedroom