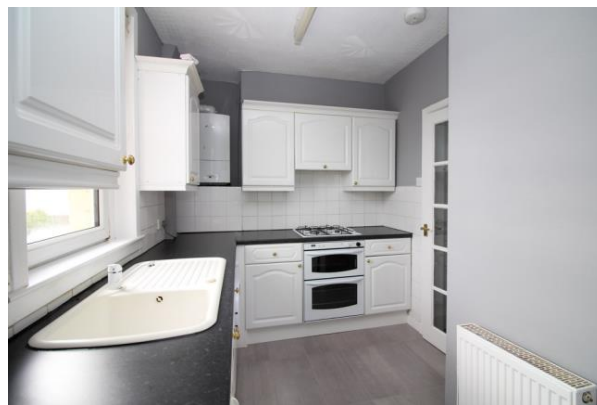


## Ready to Rent Investment Opportunity

Balfour Crescent, Larbert, FK5 4BB  
Offers over £95,000  
8.2% Yield on Home Report Valuation



- Ready to rent Investment
- Two-bedroom, first floor flat
- Popular location, rents well
- 8.2 % yield on Home Report value
- Gas central heating & double glazing, EPC Band C
- Private drive and garden
- New roof 2014, new boiler 2020

First floor, two-bedroom, flat in Larbert. Drive with off street parking for two cars and private garden. Managed by Campbell+Dean from 2019. Set in a pleasant street in ever popular Larbert this ex-local authority two bedroom upper flat is situated a few minutes walk from Larbert rail station and local amenities.

Home Report valuation of £95,000. Currently void, the property will let at £650pcm. Giving a 8.2% yield on Home Report Valuation.

The property has been redecorated throughout with new carpets, Lino and laminate fitted. Accessed via a double-glazed front door, stairs lead to the upper hall. Off which open all rooms. There is a bright, front facing living room. A rear facing main bedroom and second double bedroom. A fitted kitchen has white goods supplied (washing machine, dryer, gas hob and electric oven). Fitted bathroom with shower over bath.

Gas central heating (new boiler May 2020 with 10yr warranty), double glazing and insulated loft. A new roof was fitted in 2014. EPC Band C. Fire and Carbon Monoxide alarms installed and all safety certification held.

The private garden is to the far rear of the property; laid to grass and chips. Ideal for summer evenings. Home Report available on request. View our virtual tour and floor plan [here!](#)

***Home Report valuation: £95,000. Offers over £95,000 are invited.***



Living Room



Living Room



Kitchen



Kitchen



Main Bedroom



Second Bedroom



Upper Hall



Garden

Home Report available on request. View our virtual tour and floor plan [here!](#)