



1 Young Avenue

, Tranent, EH33 2DF

Offers in the region of £150,000



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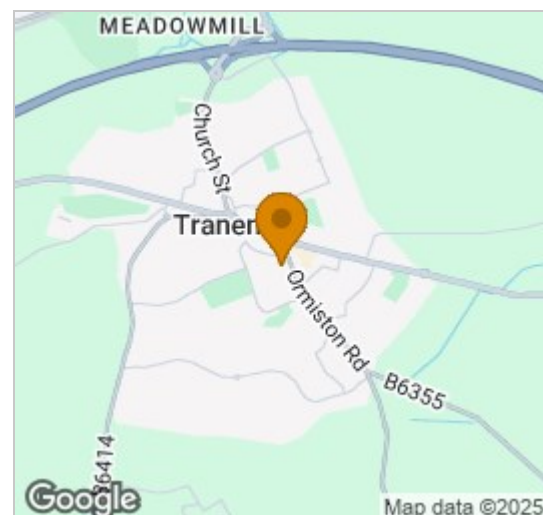


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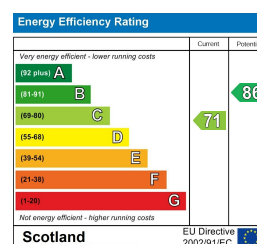
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sales Office on if you wish to arrange a viewing appointment for this property or require further information.

- Tenanted investment property
- 7.1% gross yield
- Direct train link to Edinburgh in 30 minutes
- Great sized garden
- Invest today
- Fully compliant rental
- Popular rental location
- Close to local amenities
- Family home
- Home report valuation £160,000

ATTENTION INVESTORS - PURCHASE THIS READY MADE INVESTMENT PROPERTY!

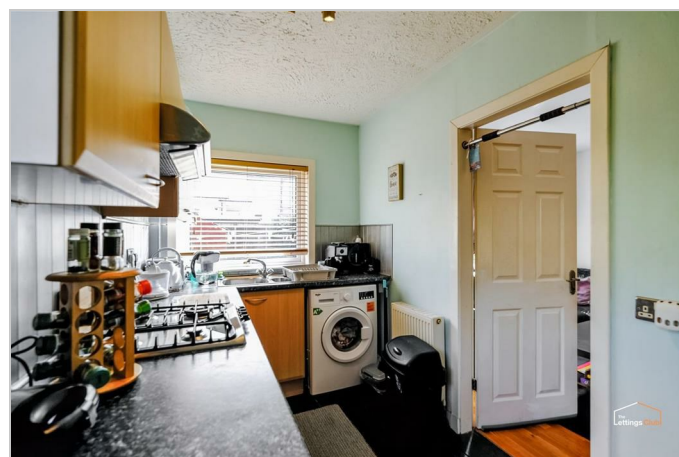
Offered to the market as a ready-made investment, this well proportioned two bedroom end terraced house is sold with long term tenants in situ with an attractive 7.1% gross yield. The property is well located just a short walk from Traner town Centre providing easy access to local amenities as well as a short commute from Edinburgh. The property also benefits from a fantastic sized garden to the rear and on street parking (subject to availability).

This style of property is high in demand in the rentals market and provides a great opportunity for a first time investor or perhaps an addition to an expanding portfolio.

A look inside the property:

The property briefly comprises; Entrance hallway, open plan dining/living space, kitchen with access into the yard. To the first floor, two bedrooms and a family bathroom. Externally there is a well kept garden to the rear of the property.

Location:



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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