

Investment Property Pack 9A St Johns St, Stirling, FK8 1EB













Property Description

The property consists of two well-sized bedrooms and a bathroom. The bathroom, while functional, could benefit from modernisation to bring it up to date with contemporary styles. The property has a kitchen that offers a blank canvas for any potential buyer. The kitchen is ready for refurbishment, and with the right vision, it could be transformed into a stylish and modern cooking area.

This flat is in need of renovation, offering a wonderful opportunity for investors seeking a rewarding project. One of its unique features is that it is ready for refurbishment, which means that potential buyers can design and style the property to their liking.

The location is one of the major selling points for this property. Situated in an urban area with local amenities close by, residents will enjoy the convenience of having shops, restaurants, and other services within easy reach. Moreover, the property is in proximity to several schools, offering a great advantage to families with school-going children.

In conclusion, this property represents an exceptional opportunity to acquire a flat in a prime location, with a wealth of potential to create a profitable investment.











9A St Johns St, Stirling, FK8 1EB



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Large Kitchen

Factor Fees: Freehold

Ground Rent: Freehold

Rent (Valuation): £1000-1100



Photos















Photos















Photos





Initial Outlay





Figures based on assumed purchase price of £145000 and rental at £1100PCM

PROPERTY VALUATION

£36250



Deposit (if funded via

mortgage)

Stamp Duty ADS

Stamp Duty ADS @ 8% £11,600

Legal Fees (estimation) £1200.00

Sourcing Fee £3000 plus vat

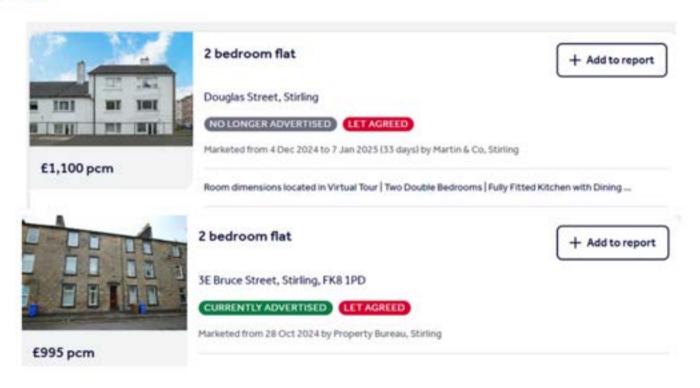
Yield

9.1%

Rent Comparables Report



This property is situated in a high demand rental area based on the analysis carried out by our letting team at Martin & Co Stirling







Interested in this property investment?

Call us on

01786 4488 12