



Whether you are an experienced investor or considering your first venture into real estate, this property is a secure path to a steady income



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Welcome to an enticing investment opportunity that awaits you in a peaceful and family-oriented neighbourhood. This charming mid-terraced home with three bedrooms not only offers the potential for consistent returns but also features a long-standing tenant who has been faithfully paying a monthly rent exceeding £630 for over five years. Whether you are an experienced investor or considering your first venture into real estate, this property is a secure path to steady income.

THE LOUNGE/DINER



Within the property, you'll find a thoughtfully designed interior layout, featuring an open-plan lounge and dining room. This space is the heart of the house, providing ample room for relaxation, family gatherings, and everyday living.

THE KITCHEN



The kitchen has been beautifully fitted to include a quality range of floor and wall-mounted units, providing a fashionable and efficient workspace.





The property also comes equipped with a convenient downstairs toilet. Upstairs you will discover three good-sized bedrooms and a modern family shower room, ensuring that the tenant enjoys comfort and convenience without the need for immediate upgrades or renovations.

A new warm air boiler has been recently installed, providing an energy-efficient heating system that not only keeps operational costs in check but also keeps your tenant content. The property also benefits from uPVC double-glazed windows, offering insulation and noise reduction. This contributes to lower utility expenses and an enhanced living environment for your tenant.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



The property boasts a dedicated parking space, a valuable amenity that eliminates the usual parking hassles, further enhancing the tenant's quality of life. At the rear of the property, a peaceful grassed area creates a beautiful backdrop. It's perfect for a children's play, enhancing the overall appeal of the property. With ten solar panels in place, this property not only reduces utility costs but also makes a positive environmental impact by harnessing green energy.

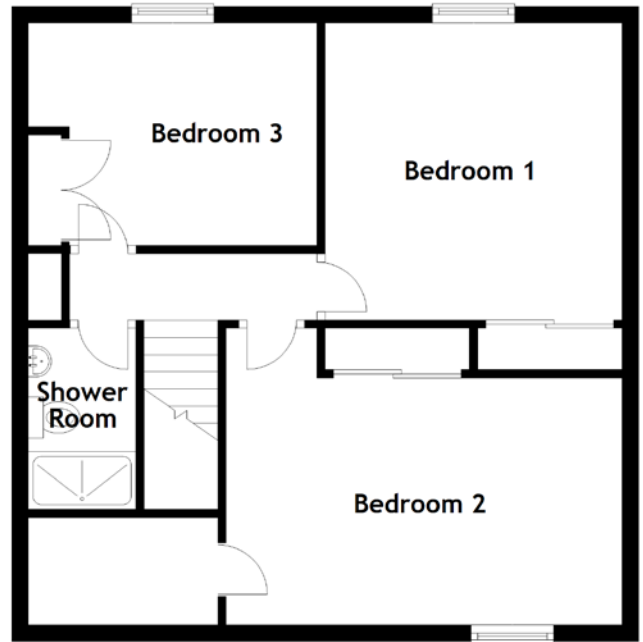
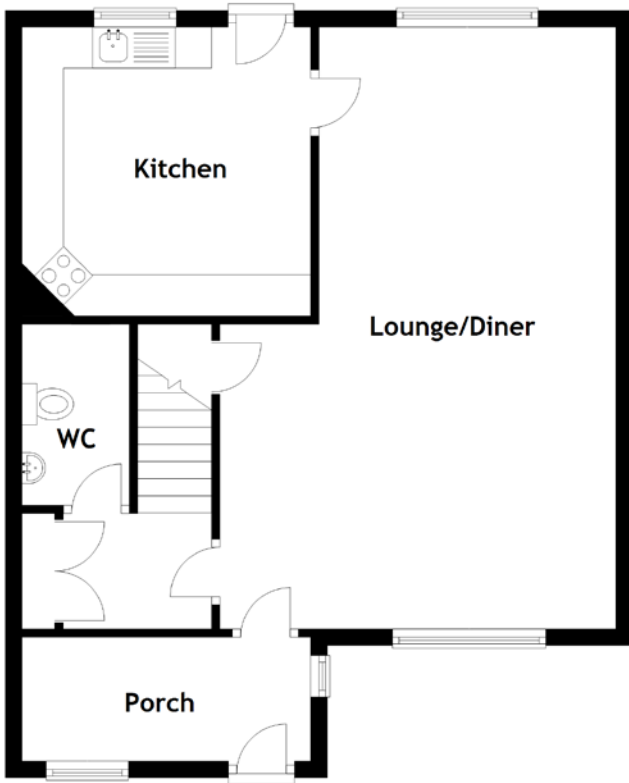
This property presents a hands-off investment opportunity with a well-established tenant who consistently pays over £630 per month. The reliability of this income stream minimizes the demands on the landlord, offering peace of mind and potential for long-term financial stability.

Seize this rare opportunity to add a hassle-free, income-generating property to your investment portfolio. Secure your financial future and explore this attractive investment proposition today. Reach out to our team for additional information or to arrange a viewing of this well-maintained, revenue-generating family home. Make a wise investment decision and take advantage of this promising investment opportunity.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



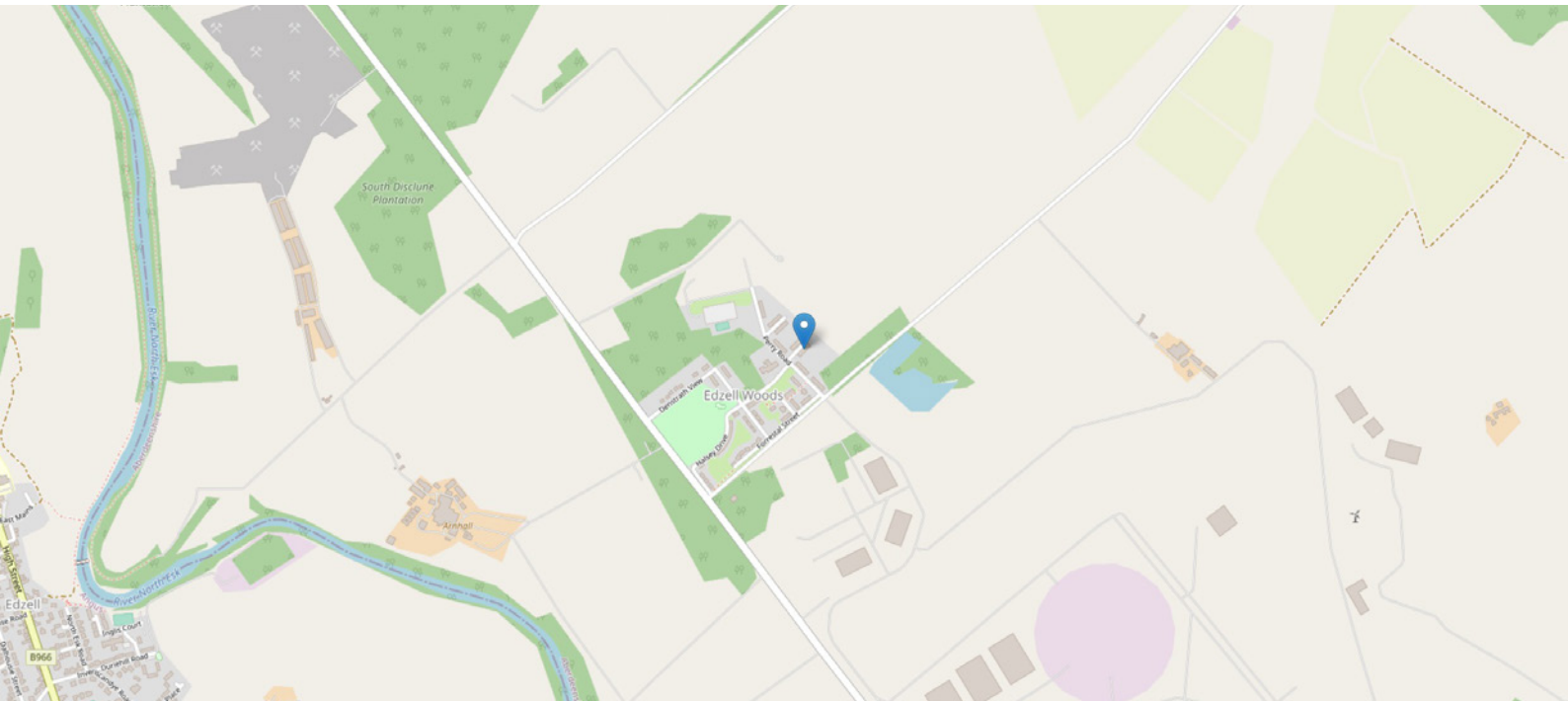
Approximate Dimensions (Taken from the widest point)

Porch	3.50m (11'6") x 1.50m (4'11")
Lounge/Diner	7.30m (23'11") x 4.80m (15'9")
Kitchen	3.50m (11'6") x 3.50m (11'6")
WC	2.20m (7'2") x 1.30m (4'3")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")
Bedroom 2	4.80m (15'9") x 3.60m (11'10")

Bedroom 3	3.50m (11'6") x 2.70m (8'10")
Shower Room	2.20m (7'2") x 1.30m (4'3")

Gross internal floor area (m²): 115m²
EPC Rating: C

Extras: Floor coverings and fitted appliances are included in the sale.



THE LOCATION

Nestled in the heart of Mearns, Edzell is a charming Scottish village that captures the essence of rural beauty and history. With its lush, rolling hills and serene countryside, Edzell is a haven for nature enthusiasts and outdoor lovers. The village is steeped in history, boasting a captivating array of ancient castles and architectural heritage, including the stunning 19th-century Edzell Castle.





Residents and visitors alike can enjoy leisurely walks along the picturesque Edzell Woods, abundant with wildlife and vibrant flora. The community exudes a warm and welcoming atmosphere, making it an ideal place to settle down or explore. Local amenities, quaint shops, and traditional pubs provide a taste of Scottish culture. Edzell offers a peaceful and idyllic lifestyle, far from the hustle and bustle of city living, yet with easy access to Aberdeen and surrounding attractions. This picturesque village promises a quality of life that harmonizes perfectly with the natural splendour of the area.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Surveyor



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GRANT LAWRENCE
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