



RESIDENTIAL PORTFOLIO

- > LOCATED WITHIN FALKIRK, CENTRAL SCOTLAND
- > PORTFOLIO CONTAINING 44 RESIDENTIAL PROPERTIES
- > AVAILABLE TO PURCHASE THROUGH LIMITED COMPANY
- > 100% OCCUPANCY RATE
- > PASSING RENT: £21,160 PCM



FOR SALE

FALKIRK RESIDENTIAL PORTFOLIO

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LOCATION

The properties are all located within Falkirk and the surrounding areas. Falkirk is centrally positioned within Scotland, lying between the cities of Stirling, Edinburgh and Glasgow. Falkirk benefits from excellent road connectivity with access to Junction 7 of the M80 and Junction 6 of the M9 both located within a 5-mile radius, both of which connect with major road networks throughout Scotland.

Falkirk benefits from excellent public transport connections, with Falkirk Grahamston and Falkirk High railway stations well positioned to service the town. Regular bus services connect Falkirk with Stirling, Glasgow and Edinburgh as well as the surrounding neighbourhoods.

DESCRIPTION

The portfolio contains 44 residential dwellings, this provides an excellent opportunity for an investor looking to purchase secure cash-flowing assets. A full list of the properties can be made available to interested parties.

The passing rents have not been increased for several years and there is an excellent opportunity to achieve rental growth.

Many of the properties have benefited from various ECO measures in recent years, including modern insulation improvements, new windows and new efficient gas boilers.

PROPERTY MANAGEMENT

The properties have an excellent existing management team. The management team handle;

- New lettings
- General repair and maintenance
- Statutory and legal compliance
- Rent collection
- Day to day running of the portfolio

The current management team are available to continue managing on behalf of the purchaser. This may well make the investment opportunity perfect for a hands-off investor.

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PRICE

The portfolio is contained within a limited company, asking price will be made available upon application

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

EPC

Copies of the EPCs can be made available upon request.

TENANCY

There are a mix of tenancy agreements including Private Residential Tenancy's and Short Assured Tenancy Agreements.

Full tenancy detail, copies of leases and statutory safety certification can be provided to seriously interested parties after discussions with the selling agent.

DATA ROOM

Interested parties will have access to a full data room upon registering their interest

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017 This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

FALKIRK RESIDENTIAL PORTFOLIO

5 Ewing Place



Main Street, Shieldhall



11 Friendship Gardens



147 Ladysmill



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors **First Floor, 11 Gladstone Place, Stirling, FK8 2NN**

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