



**MARTIN&CO**

# Investment Property Pack

## 12D Morris Terrace, Stirling, FK8 1BP



## 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.

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.



## Property Key Features

**2 large double bedrooms**      **Factor Fees: Freehold**

**1 bathroom**      **Ground Rent: Freehold**

**top of the town location**      **Rent (Valuation): £1100-1200**



12D Morris Terrace,  
Stirling, FK8 1BP

# Photos



Photos





Figures based on assumed purchase price of £120,000

Home Report - £120,000

## PROPERTY VALUATION



Deposit (if funded via mortgage)	<b>£24000</b>
Stamp Duty ADS @ 8%	<b>£9600</b>
Legal fees (Circa)	<b>£1200.00</b>
Sourcing Fee	<b>£3000 + vat</b>





Figures based on assumed purchase price of £120,000

Home Report - £120,000

Approx. Factor Fees	<b>Freehold</b>
Ground Rent	<b>Freehold</b>
Annual Gross Income	<b>£14,400</b>
Gross Return	<b>12%</b>

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

 <p><b>£1,100 pcm</b></p>	<p><b>2 bedroom flat</b> <span>+ Add to report</span></p> <p>Princes Street, Stirling</p> <p><b>CURRENTLY ADVERTISED</b> <b>LET AGREED</b></p> <p>Marketed from 2 Dec 2024 by Slater Hogg &amp; Howison Lettings, Stirling</p> <p>Available now   City centre location   Large two bedroom flat   Kitchen with seperate utility ro...</p>
 <p><b>£1,100 pcm</b></p>	<p><b>2 bedroom apartment</b> <span>+ Add to report</span></p> <p>Murray Place, Stirling</p> <p><b>NO LONGER ADVERTISED</b> <b>LET AGREED</b></p> <p>Marketed from 22 Oct 2024 to 13 Nov 2024 (22 days) by Slater Hogg &amp; Howison Lettings, Stirling</p> <p>Available 22nd November   Furnished   City Centre Location   Immaculately Presented   Two Double ...</p>





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Interested in this  
**property investment?**

Call us on

**01786 4488 12**

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