

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







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

PROPERTY VALUATION

£ offers over £145,000

Deposit (if funded via mortgage)	£36250
Stamp Duty ADS @ 8%	£11,600
Legal Fees (estimation)	£1200.00
Sourcing Fee	£3000 plus vat
Yield	9.1%

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 data-bbox="338 589 502 633">£1,100 pcm</p>	<p data-bbox="676 360 869 393">2 bedroom flat</p> <p data-bbox="676 447 908 480">Douglas Street, Stirling</p> <p data-bbox="676 502 1101 535">NO LONGER ADVERTISED LET AGREED</p> <p data-bbox="676 556 1313 589">Marketed from 4 Dec 2024 to 7 Jan 2025 (33 days) by Martin & Co, Stirling</p> <p data-bbox="676 633 1545 666">Room dimensions located in Virtual Tour Two Double Bedrooms Fully Fitted Kitchen with Dining ...</p>	<p data-bbox="1400 371 1593 409">+ Add to report</p>
 <p data-bbox="338 960 463 1004">£995 pcm</p>	<p data-bbox="676 731 869 764">2 bedroom flat</p> <p data-bbox="676 819 1004 851">3E Bruce Street, Stirling, FK8 1PD</p> <p data-bbox="676 873 1101 906">CURRENTLY ADVERTISED LET AGREED</p> <p data-bbox="676 928 1159 960">Marketed from 28 Oct 2024 by Property Bureau, Stirling</p>	<p data-bbox="1400 742 1593 780">+ Add to report</p>



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property investment?

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