



1 Young Avenue

, Tranent, EH33 2DF

Offers in the region of £150,000





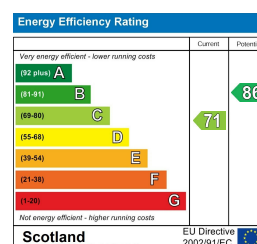
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sales Office on if you wish to arrange a viewing appointment for this property or require further information.

- Tenanted investment property
- 7.1% gross yield
- Direct train link to Edinburgh in 30 minutes
- Great sized garden
- Invest today
- Fully compliant rental
- Popular rental location
- Close to local amenities
- Family home
- Home report valuation £160,000

**ATTENTION INVESTORS - PURCHASE THIS READY MADE INVESTMENT PROPERTY!**

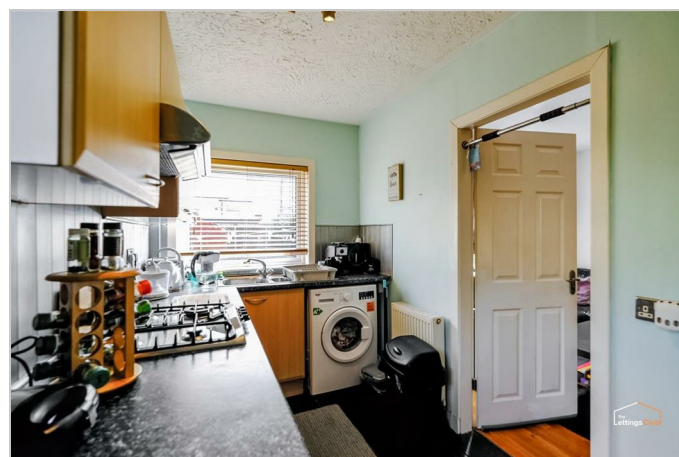
Offered to the market as a ready-made investment, this well proportioned two bedroom end terraced house is sold with long term tenants in situ with an attractive 7.1% gross yield. The property is well located just a short walk from Traner town Centre providing easy access to local amenities as well as a short commute from Edinburgh. The property also benefits from a fantastic sized garden to the rear and on street parking (subject to availability).

This style of property is high in demand in the rentals market and provides a great opportunity for a first time investor or perhaps an addition to an expanding portfolio.

A look inside the property:

The property briefly comprises; Entrance hallway, open plan dining/living space, kitchen with access into the yard. To the first floor, two bedrooms and a family bathroom. Externally there is a well kept garden to the rear of the property.

Location:



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