



Rental Portfolio - 15a & 15b Horsemarket, Kelso

TD5 7AE

Offers Over: £200,000



A fantastic opportunity has arisen for the rental investor to purchase a portfolio of two, two-bedroom apartments, within the town centre of Kelso. Brought to the market in very good condition, both properties offer fantastic, spacious accommodation and each consist of an entrance hallway, a well utilised kitchen, a generous master bedroom, a further smaller double bedroom and a shower room. Offering immediate return on investment, both 15a & 15b Horsemarket are receiving reliable rental income from long term tenants. Ideally suited to the rental investors looking to expand their current portfolio, viewings come highly recommended in order to fully appreciate.



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Situation:

Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemishstyle Town Square. There are excellent facilities in Kelso including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

15a Horsemarket, Kelso:

Forming the first part of the portfolio, 15a Horsemarket is a very well proportioned, two bedroom flat, located on the first floor. Decorated in neutral tones throughout, the property is adorned with beautiful period features while benefitting from tall ceilings and an abundance of natural light. Currently receiving a monthly rental of £400.00, 15a Horsemarket has been successfully let to its long term tenant for over ten years.

15b Horsemarket, Kelso

Forming the second part of the portfolio, 15b Horsemarket occupies the second floor of the building. Neutrally decorated throughout, 15b Horsemarket sports those same period features while enjoying a further elevated view over the town. Also benefitting from well proportioned accommodation, this two bedroom apartment has been successfully let to the current tenant for over 10 years and is currently receiving £350.00 per calendar month.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains gas, electricity, water and drainage.

EPC:

Pending

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Kelso on 01573 400399.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

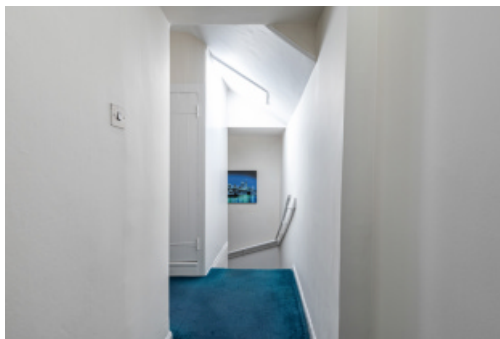
Investment Potential / Current Rental Yields:

15a Horsemarket, valued at £105,000 and receiving a current rental of £400.00 pcm offers an immediate gross rental yield of 4.57%

15b Horsemarket, valued at £95,000 and receiving a current rental of £350.00 pcm offers an immediate gross rental yield of 4.42%.

It should be noted that neither of these rental values have been increased in a number of years and future yields would be far greater if the rentals were increased to market value.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Interested in this property?

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Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.