

property@hodge



Wellmeadow Flats Blairgowrie PH10 6AS

Price On Application

Property at Hodge is delighted to bring to the market this rare and exciting opportunity to acquire 10 flats in adjacent buildings all fully let ensuring you an income from day one. This grade B listed building has been remodelled and upgraded in the past to create 10 rental apartments. It has been a successful rental portfolio for our clients for the last 18 years.

The portfolio is located within Perthshire's largest town, Blairgowrie. Rental property is in demand in the town and the current owners have never had any issues keeping these properties let with some tenants moving from smaller properties to larger ones as their needs evolved. The apartments are well situated for the local shops being in the heart of the town, parking is free in the large council car park near by and the bus stance is just a few steps across the road. The town has many new amenities including a new 36-million-pound recreation centre offering new modern facilities and a larger swimming pool than before. The town also benefits from a large Tesco supermarket, Lidl, home bargains and Starbucks with plans for more retailers to join the list in the new Westpark development on the edge of the town.

There are three primary schools within the town and a secondary school, all within walking distance of the town centre or there is a local bus option as well.

Blairgowrie is well served for public transport with both Perth and Dundee both easily accessible 7 days a week via Stagecoach busses. Ember has also recently expanded into the area with options for travel to Dundee and Aberdeen Airport.

The units comprise of the following.

30 Wellmeadow 3 x one bedrooms and 2 x two bedrooms all with double glazing and gas central heating.

32 Wellmeadow 1 x three bedroom, 1 two bedrooms and 3 x one bedrooms all with double glazing. The flats on the first 2 levels have gas central heating with the two attic flats having electric panel heaters.

All properties are in good general order.

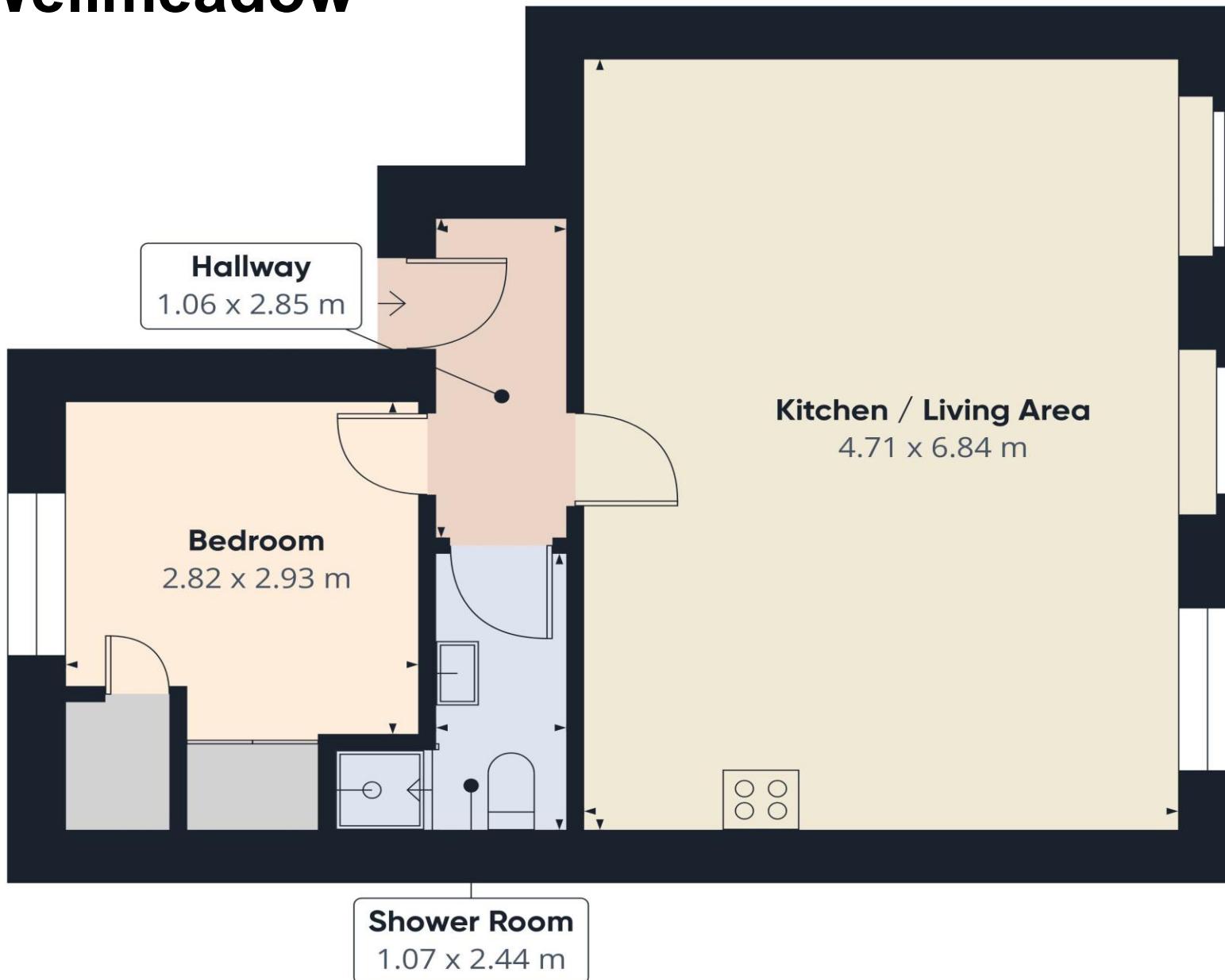
Currently the portfolio brings in a combined rental of £5145 pcm. There is significant scope to increase the rents. Most were set some years ago and have had limited increases since.

All properties comply with the current regulations other than some EICR's requiring to be updated and copies of all statutory documentation can be provided to interested parties along with further financial information on request.

Viewing is strictly by appointment only through the sole selling agents Property @ Hodge tel 01250 870006.

Flat 1 30

Wellmeadow



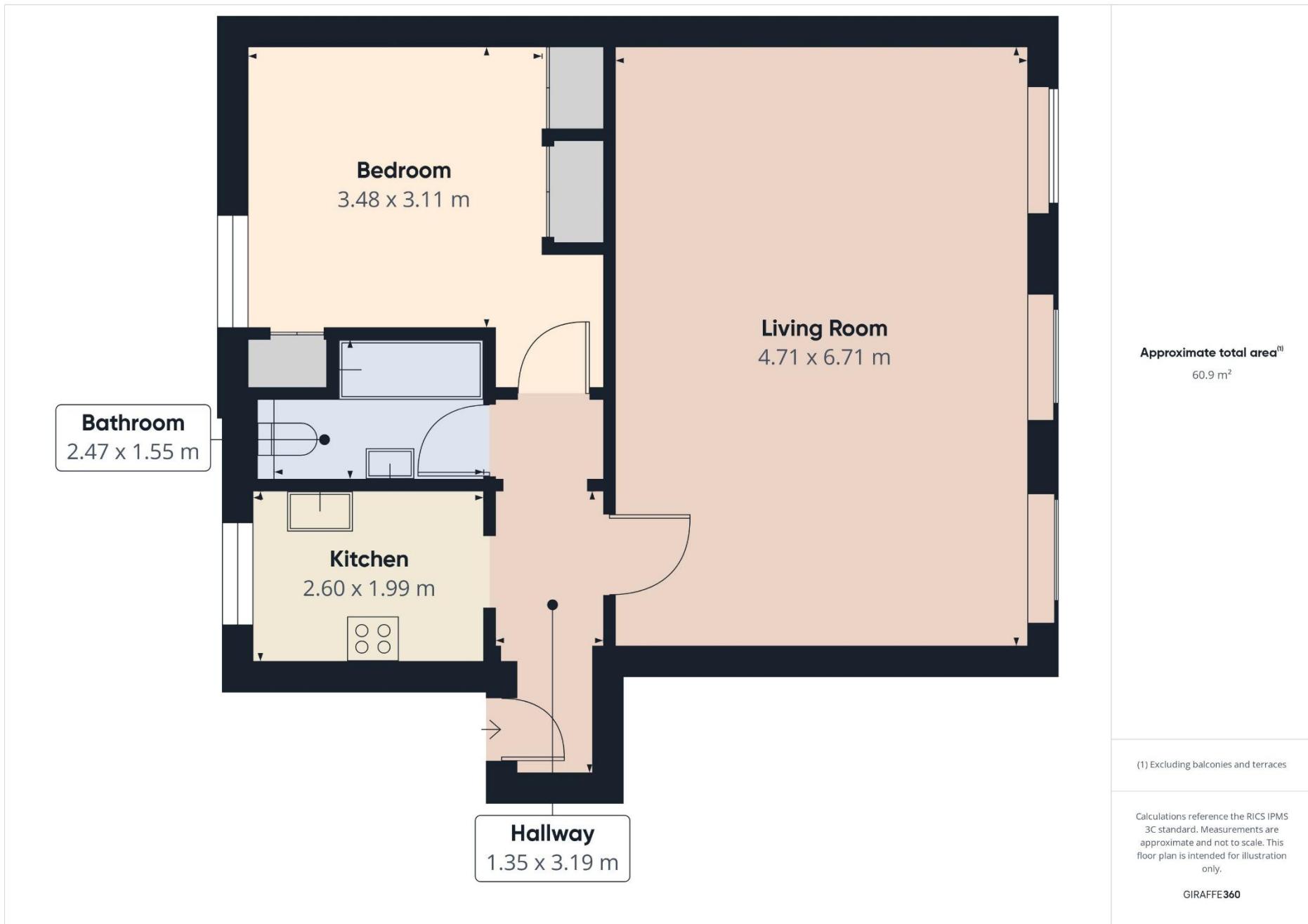
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Flat 2 30

Wellmeadow



Flat 3 30

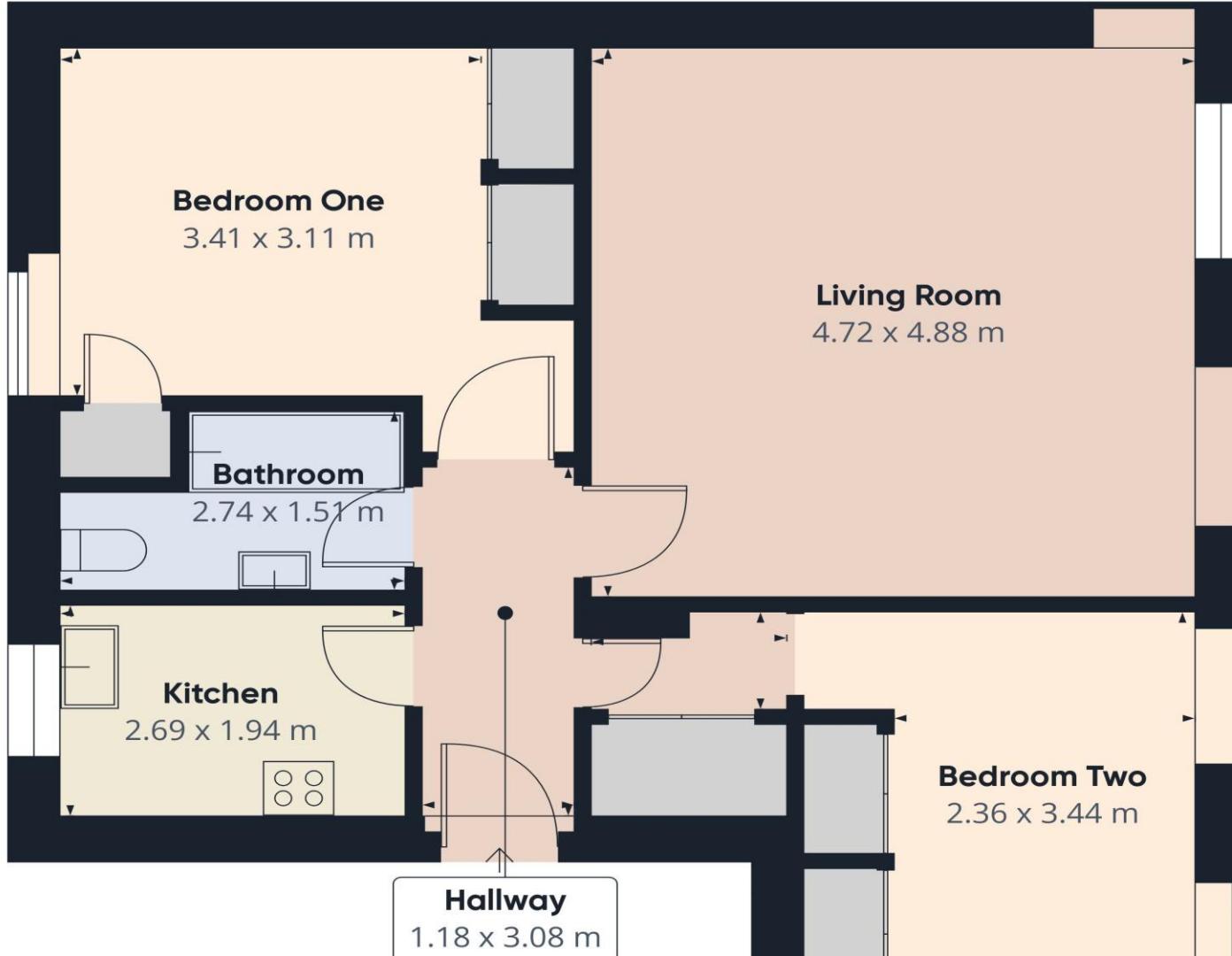
Wellmeadow





Flat 4 30

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Approximate total area⁽¹⁾
63.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Flat 5 30

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Approximate total area⁽¹⁾

69 m²

Reduced headroom

5.4 m²

(1) Excluding balconies and terraces

Reduced headroom

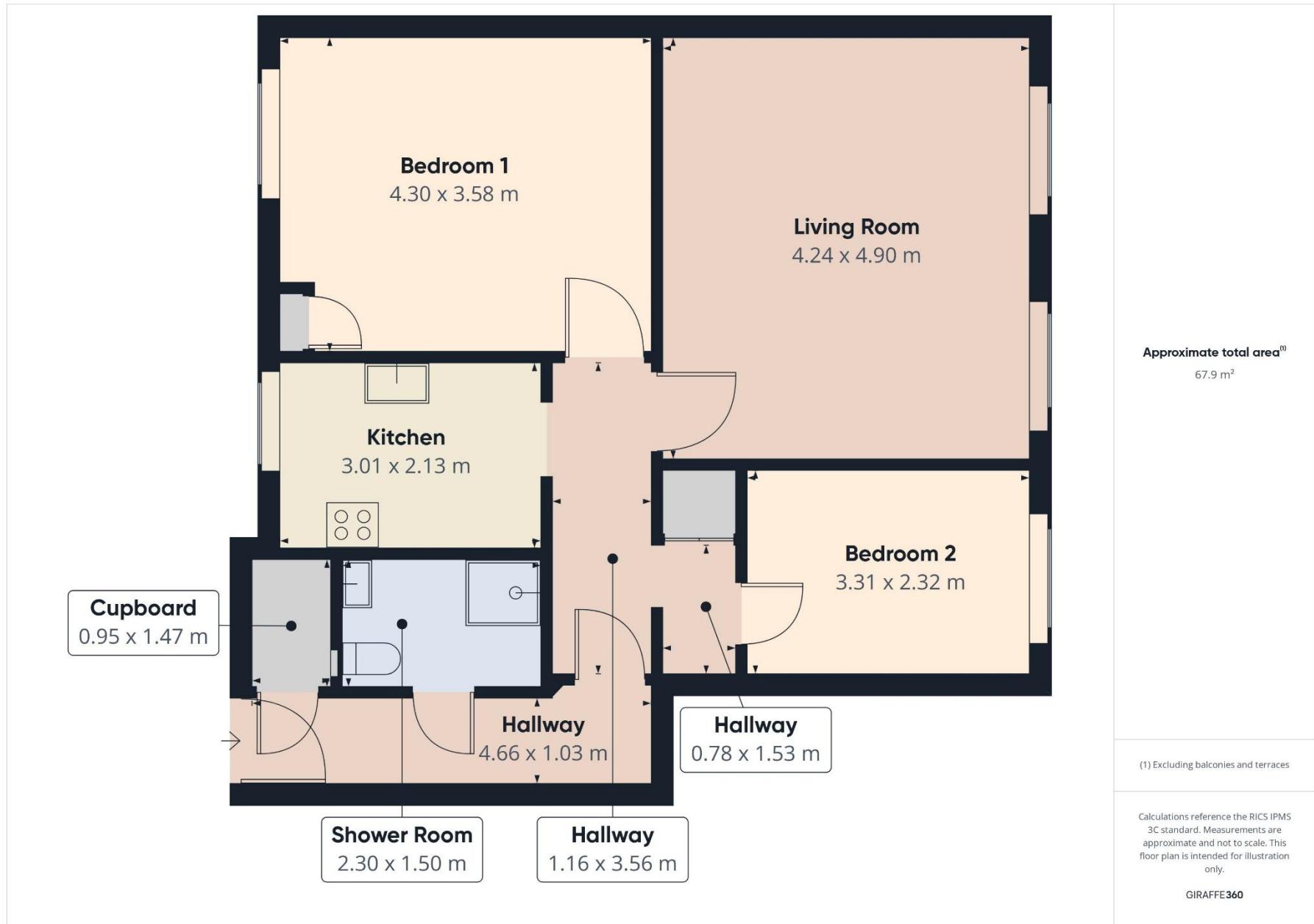
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Flat 1 32

Wellmeadow



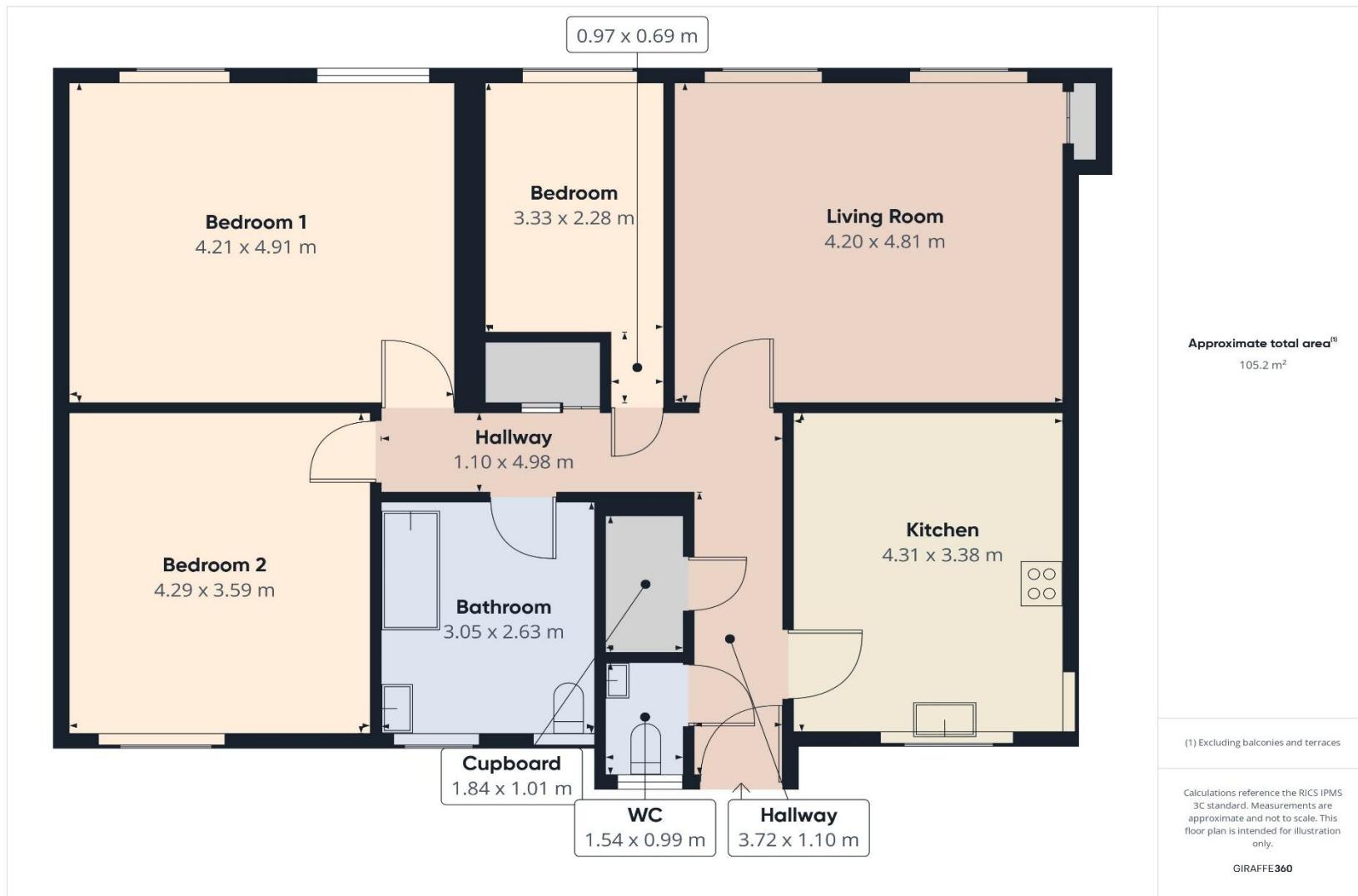
Flat 2 32

Wellmeadow



Flat 3 32

Wellmeadow



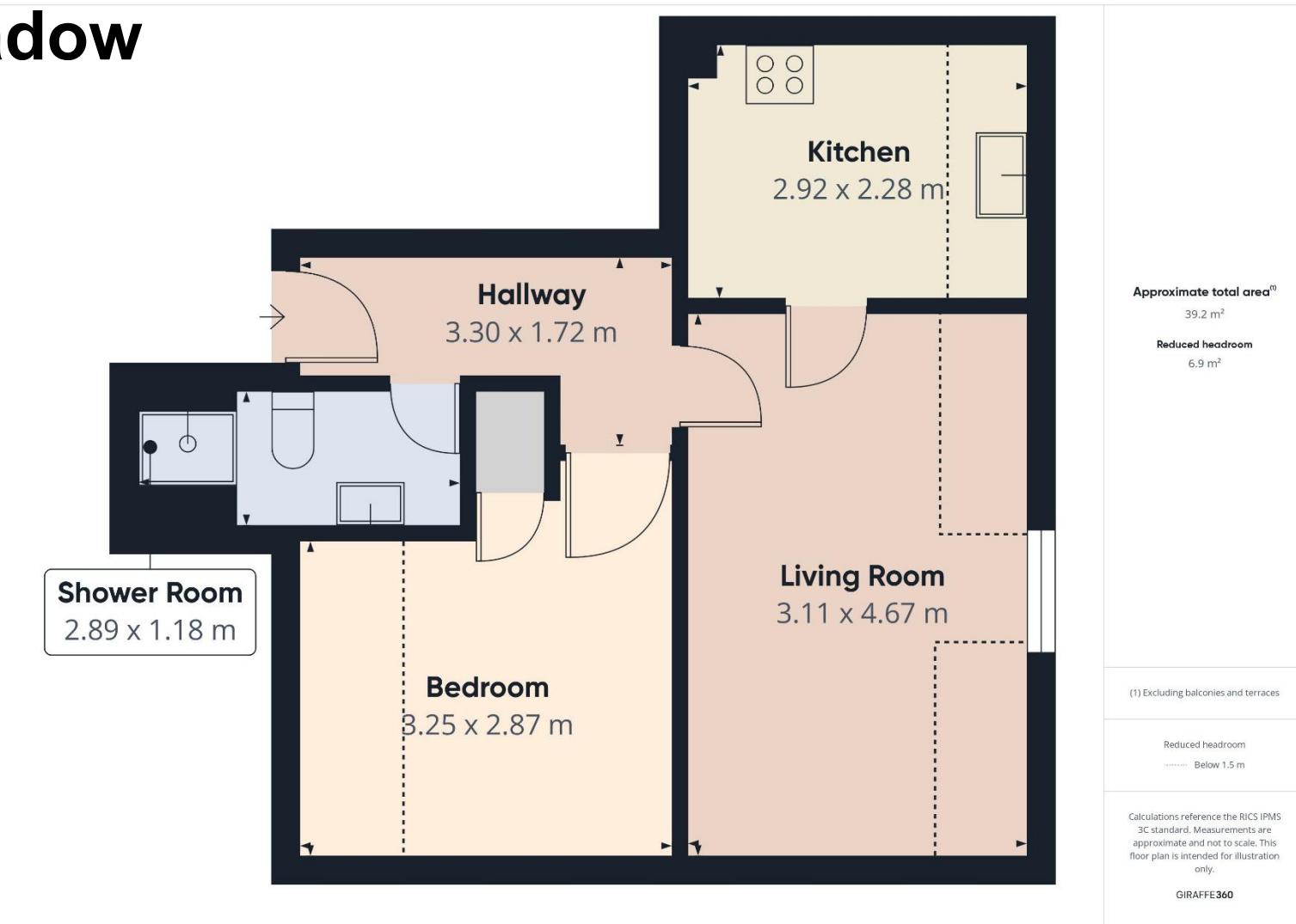
Flat 4 32

Wellmeadow



Flat 5 32

Wellmeadow



IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer. Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance. Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

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