

RESIDENTIAL PROPERTY PORTFOLIO

FALKIRK - STIRLING - ALLOA - DUNDEE



McEwan Fraser Legal is delighted to present a portfolio of **6 residential properties**, five of which have **long-term** tenants and one currently employed as **short-term serviced accommodation** with high demand.

A **meticulously curated** portfolio of tenanted properties, each embodying a distinctive blend of stability and potential. With a focus on long-term tenancies in five of the properties, the enduring relationships with existing tenants reflect not only the desirability of these residences but also the reliability of consistent rental income.

This collection is more than just a set of properties; it's a testament to **strategic investment** and the assurance of a **steady, long-term revenue stream**. With established tenants in place, these residences offer a hassle-free and reliable income stream for the discerning investor seeking stability and peace of mind.

Distinguished within this portfolio is the sixth property, currently operating as short-term serviced accommodation ideally located for contractors working in local industry and healthcare sectors. Capitalizing on the burgeoning demand in this sector, this property stands as a dynamic asset, providing an **additional, lucrative income stream** in response to the ever-evolving needs of the market. Positioned to meet the growing demand for short-term stays in this area, this property offers a unique investment opportunity within the thriving serviced accommodation sector.

The strategic balance of long-term tenancies and the dynamic potential of short-term serviced accommodation positions this portfolio as a **robust investment option**. It not only assures stability through established tenancies but also embraces the flexibility to adapt to market trends and capitalize on the lucrative short-term rental sector.

This portfolio invites the astute investor to reap the rewards of a diversified and forward-thinking approach. With a foundation of secure, long-term tenancies and the dynamic potential of a property primed for short-term accommodation, this collection stands as a testament to the enduring value of strategic property investment. Don't miss the chance to be part of this investment journey—contact us today to explore the opportunities that await in this meticulously curated portfolio.

All the properties are up to date with current legislation and certification for long and short term letting.

The Additional Dwelling Supplement of 6% will not be applicable if purchasing a portfolio of 6 or more properties in one transaction.

A BUYER'S PREMIUM IS PAYABLE FROM THIS PORTFOLIO.

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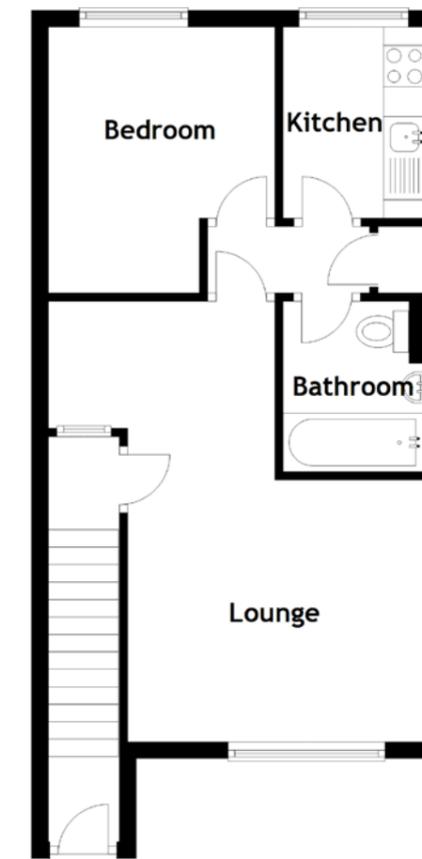
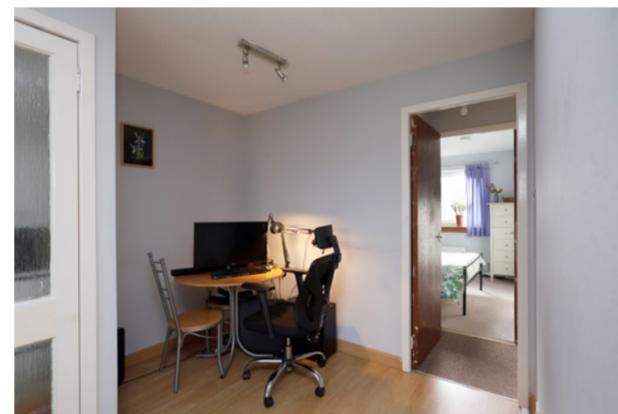
22 Firs Street

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39 Elgin Drive, Stirling, FK7 7TZ



With its own front door and internal stairs, this property offers a lounge with an additional area for dining or working from home. The private back garden, off-street car park, and beautiful views of the Ochill Hills enhance its appeal. The tenants have been happily settled in the property for 1.5 years and love the elevated position and airy feel of the property.



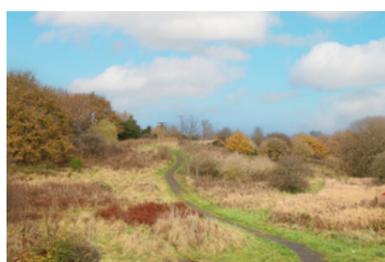
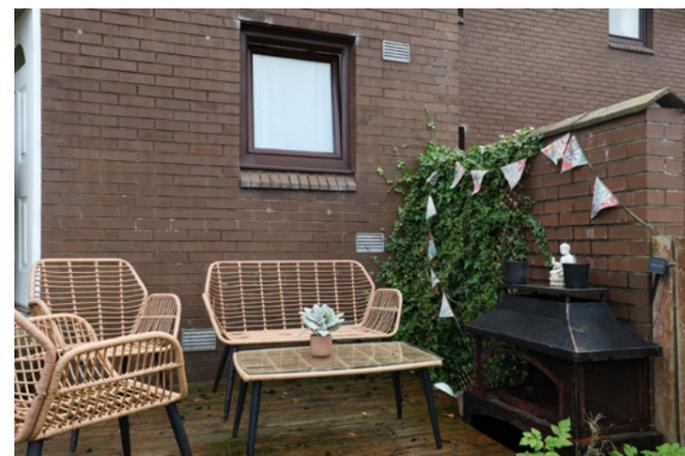
Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.55m (11'8")
Kitchen	2.30m (7'7") x 1.75m (5'9")
Bedroom	3.20m (10'6") x 2.70m (8'10")
Bathroom	2.05m (6'9") x 1.70m (5'7")

5 Morgan Court, Stirling, FK7 0QX



Another gem in the portfolio, 5 Morgan Court offers off-street parking, good public transport links, and proximity to outstanding primary and secondary schools. With a relaxing decked area within the family garden, this house is in a quiet pocket with open outlooks. It is currently home to a family of 5, with the 3 children attending local schools.



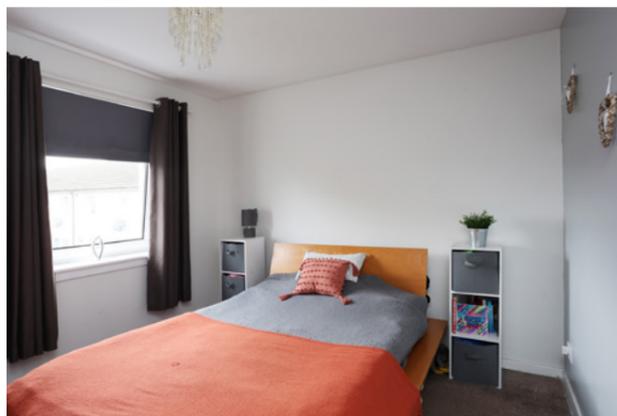
Approximate Dimensions (Taken from the widest point)

Lounge	3.75m (12'4") x 3.60m (11'10")
Kitchen/Diner	5.70m (18'8") x 2.90m (9'6")
Pantry	2.90m (9'6") x 1.10m (3'7")
WC	1.55m (5'1") x 1.10m (3'8")
Bedroom 1	3.80m (12'5") x 3.30m (10'10")
Bedroom 2	3.80m (12'5") x 3.30m (10'10")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")

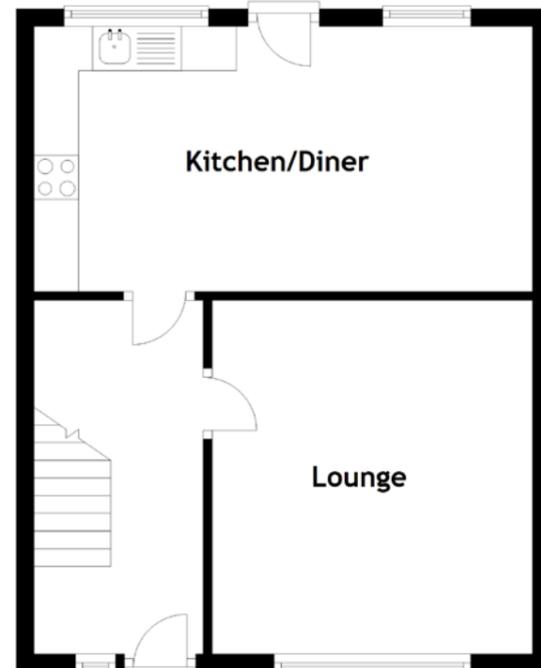
27 Annfield Drive, Stirling, FK7 7RE



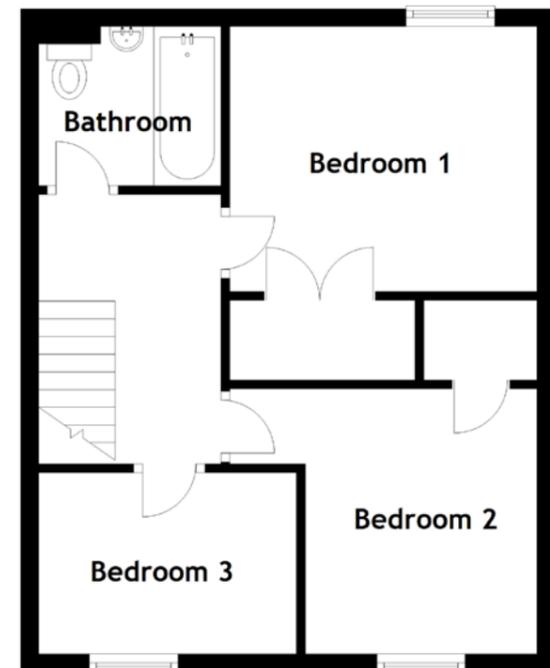
This family-friendly property boasts off-street parking and proximity to excellent primary and secondary schools. With public transport nearby and two decked areas in the sunny back garden, it is an ideal haven for its current family of four. The dishwasher-equipped residence has been home to its first tenants since the original purchase, reflecting their happiness and contentment.



Ground Floor



First Floor



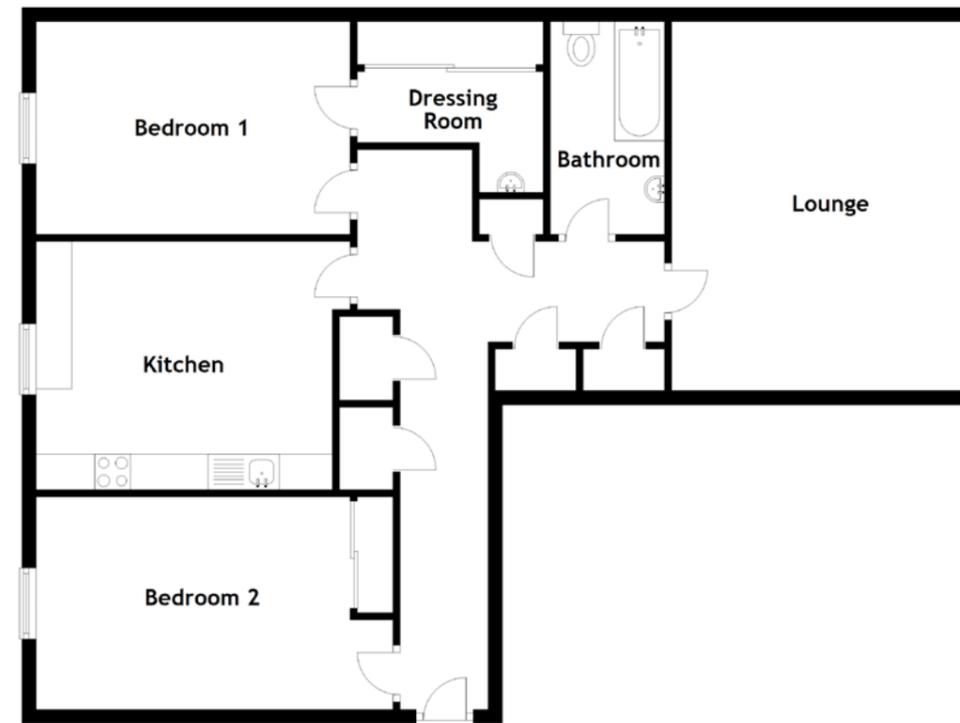
Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.60m (11'10")
Kitchen/Diner	5.60m (18'4") x 3.00m (9'10")
Bedroom 1	3.45m (11'4") x 3.00m (9'10")
Bedroom 2	3.45m (11'4") x 3.00m (9'10")
Bedroom 3	2.90m (9'6") x 2.05m (6'9")
Bathroom	2.00m (6'7") x 1.80m (5'11")

24 Pleasance Court, Dundee, DD1 5BB



This apartment is in a prestigious converted mill development. Flooded with natural light, it stands out for its size, layout and storage. Boasting five large storage cupboards, it commands an excellent rent. The flexible accommodation, often favoured by student doctors and dentists, currently accommodates two mature students of medicine who intend to stay for the duration of their studies and probation. This apartment has a private parking bay.



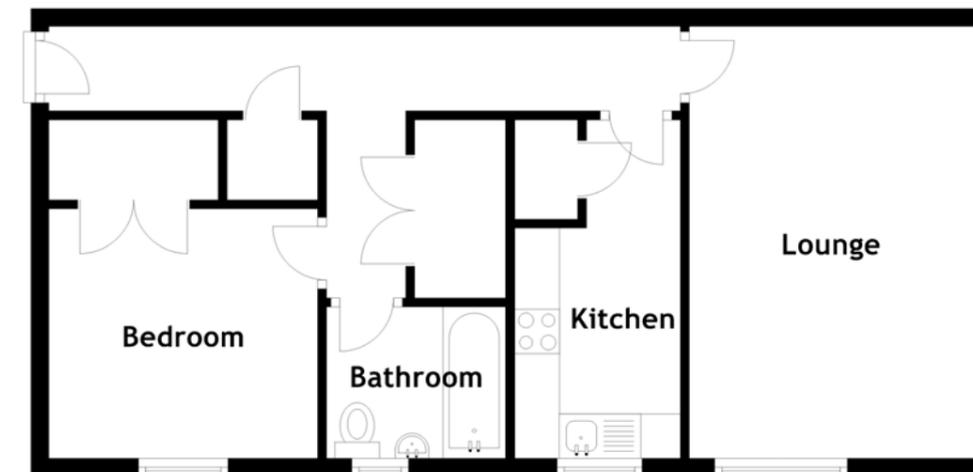
Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 4.20m (13'9")
Kitchen	4.40m (14'5") x 3.50m (11'6")
Bedroom 1	4.40m (14'5") x 3.00m (9'10")
Dressing Room	2.60m (8'7") x 1.70m (5'7")
Bedroom 2	5.00m (16'5") x 3.00m (9'10")
Bathroom	3.00m (9'10") x 1.60m (5'3")

24 Riverside View, Alloa, FK10 1BU



Nestled in a quiet block with six flats, 24 Riverside View showcases well-kept communal grounds and private parking bays. The proactive owner's group ensures communal repairs are promptly addressed. There is excellent storage for a 1 bedroom property. The flat has recently had UPVC windows installed, and is in the process of having the heating system upgraded. The tenant has been there for 8 years and is very happy and comfortable in his home.



Approximate Dimensions (Taken from the widest point)

Lounge	4.85m (15'11") x 3.20m (10'6")
Kitchen	3.80m (12'6") x 1.85m (6'1")
Bedroom	3.00m (9'10") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 1.70m (5'7")

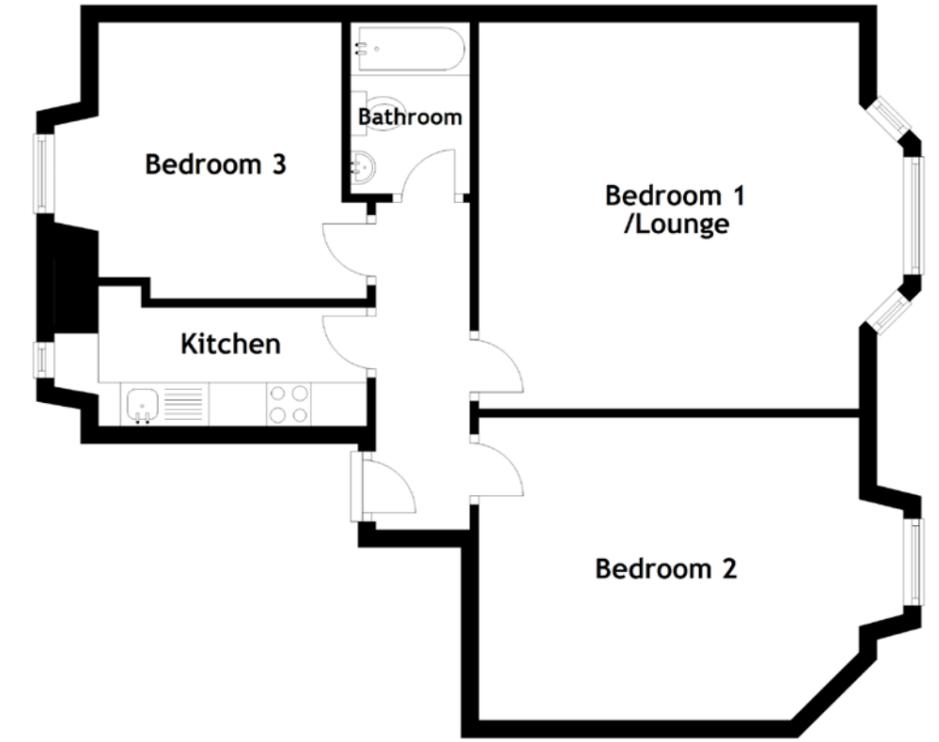
22 Firs Street, Falkirk, FK2 7AY



Operating as Short-Term Serviced Accommodation, this property has three studio bedrooms and is a lucrative income generator. Its high demand, particularly from local industry contractors and contract nurses, makes it an attractive investment.

The property commands a current nightly rate of £90.

The property is close to a retail park, gym and has easy motorway access. With major industry close by, it presents an ideal opportunity to tap into the thriving short term rental market in this area.



Approximate Dimensions (Taken from the widest point)

Kitchen	3.70m (12'2") x 1.06m (3'6")
Bedroom 1/Lounge	4.80m (15'9") x 4.40m (14'5")
Bedroom 2	4.30m (14'1") x 3.45m (11'4")
Bedroom 3	3.25m (10'8") x 3.15m (10'4")
Bathroom	1.95m (6'5") x 1.35m (4'5")



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