



Portolio

0/1, 11 GADIE STREET

Glasgow, G33 2DJ

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Fixed Price £89,995

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Tenanted 2 bedroom buy-to-let property investment in the Riddrie area of Glasgow. This ground floor property is in excellent condition with the accommodation comprising of an entrance vestibule leading to the entrance hallway, two bedrooms, a bathroom with w.c, kitchen and bay window living room. The property benefits from having electric heating, double glazing, and being fully compliant for the rental market.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since September 2018 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,600 which represents an immediate yield of 6.1% and a potential yield at current market rental rates of 8.3%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £95K.

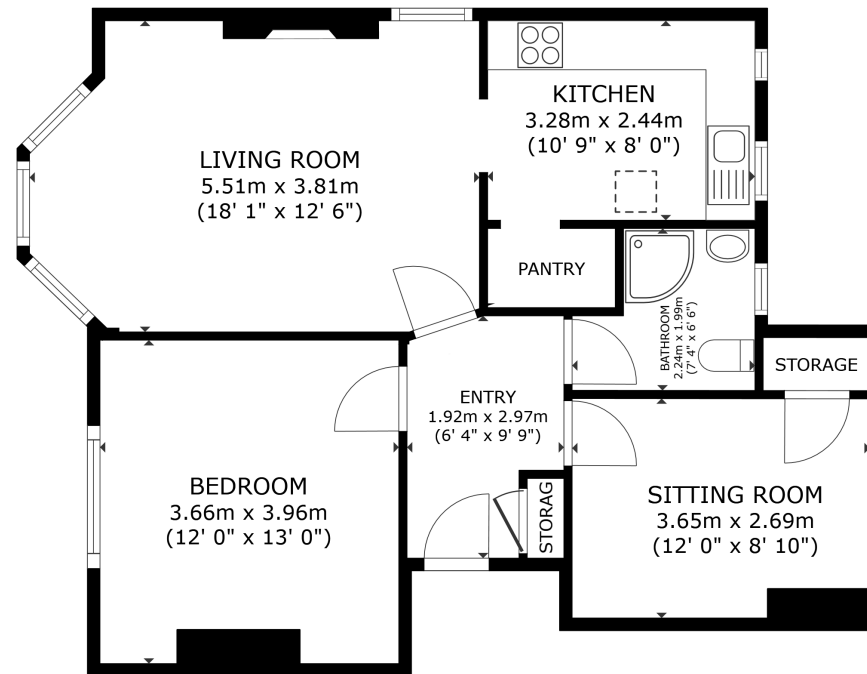
Riddrie is a north-eastern district of Glasgow, approximately a 10 minute drive to the city centre. The property benefits from being next to Alexandra Park and close to the Forge Shopping centre as well as an array of local amenities.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 bedrooms
- 65 sq m
- Home Report £95,000
- EPC Rating: F
- Current rental £550pm
- Market rental £750pm
- Unfurnished Let
- No Buyer Fees



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 64.2 m² (691 sq.ft.)
EXCLUDED AREAS : PANTRY 1.5 m² (16 sq.ft.)
TOTAL : 64.2 m² (691 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.