



Portolio

3/1 CURLE STREET

Glasgow, G14 0RR

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Offers in Region of £95,000

0333 344 2855 | property@portolio.co.uk



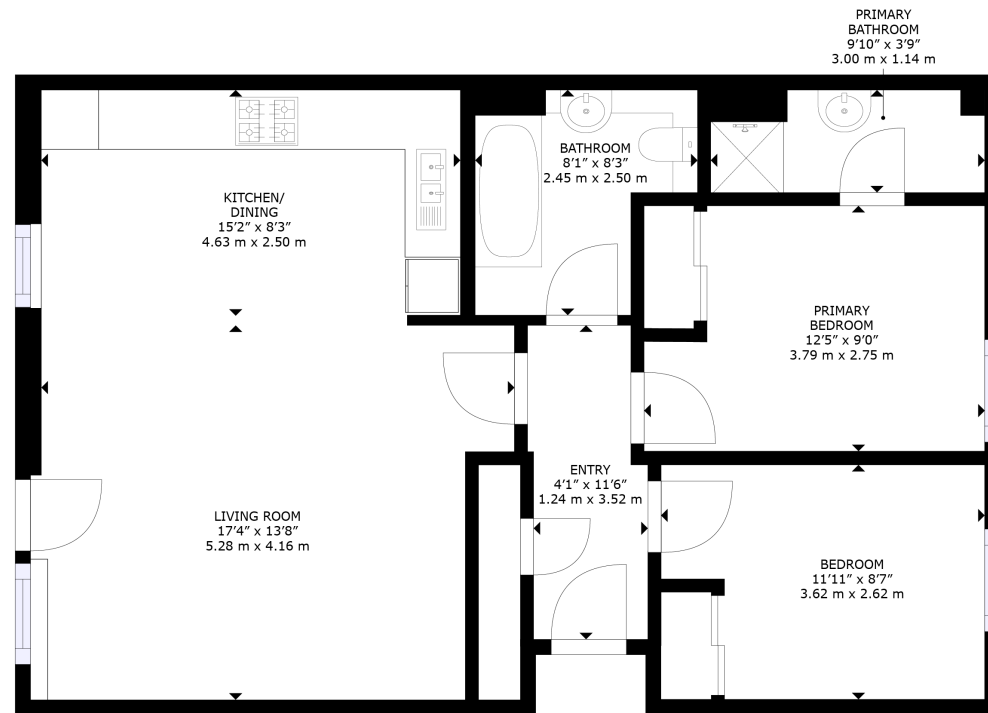
Enjoying a quiet setting within a modern cul-de-sac development offering allocated parking, this third-floor flat offers a retreat from the bustle of central Glasgow, reached in approximately 30 minutes by public transport or less by car.

The appealing investment property boasts two double bedrooms with storage, a principal en-suite shower room, a bathroom with a shower-over-bath, and a bright and spacious living/dining room and kitchen with a social open-plan layout. The flat is reached via secure entry and a communal lift service. On opening the front door, you enter an entrance hall housing a handy cloak cupboard. The hall also benefits from durable wood-inspired flooring that continues into the open-plan reception area and kitchen. This convivial space stretches the full depth of the property, bathed in natural light from multiple windows promising far-reaching views, including a French window opening onto a flower balcony. Adjacent to a versatile space for lounge and dining furniture, framed by attractive accent décor, is an area dedicated to a tasteful modern kitchen. Here, a good selection of beech-toned cabinets and an illuminated workspace framed by stylish metro tiling are paired with a freestanding tall fridge freezer and integrated goods comprising a washing machine, an oven, and a gas hob with a practical stainless-steel splashback and a feature chimney-style hood. Also found within the flat are two carpeted double bedrooms accompanied by fitted mirrored wardrobes. One bedroom also enjoys the convenience of an en-suite shower room. Completing the accommodation on offer is a three-piece bathroom accessed from the hall. The property is kept warm and efficient by gas central heating and full double glazing. Externally, allocated private parking is provided within the development. Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated/freestanding appliances.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Current Rental £540.75pm
- Current Yield 6.8%
- 68 sq m
- EPC Rating: B
- Price Includes Inventory Items & Safety Certificates



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 760 sq. ft, 71 m²
 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 floor plan 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.