



Portfolio

3/3, 302 MEADOWSIDE QUAY WALK

Glasgow, G11 6AX

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Fixed Price £154,995

0333 344 2855 | property@portolio.co.uk



Situated within a modern, sought-after riverside development, this third-floor flat offers an excellent opportunity to acquire a tenanted buy-to-let investment in one of Glasgow's most desirable locations. Built circa 2005, the property extends to approximately 58 sq m and comprises an entrance hallway, lounge with open-plan kitchen, double bedroom, and an internal bathroom with WC. A standout feature is the private balcony, offering attractive views towards the River Clyde. The property benefits from double-glazed aluminium/timber framed windows and electric heating via a hot water tank system. There is also allocated residents' parking located at lower ground level, adding to tenant appeal.

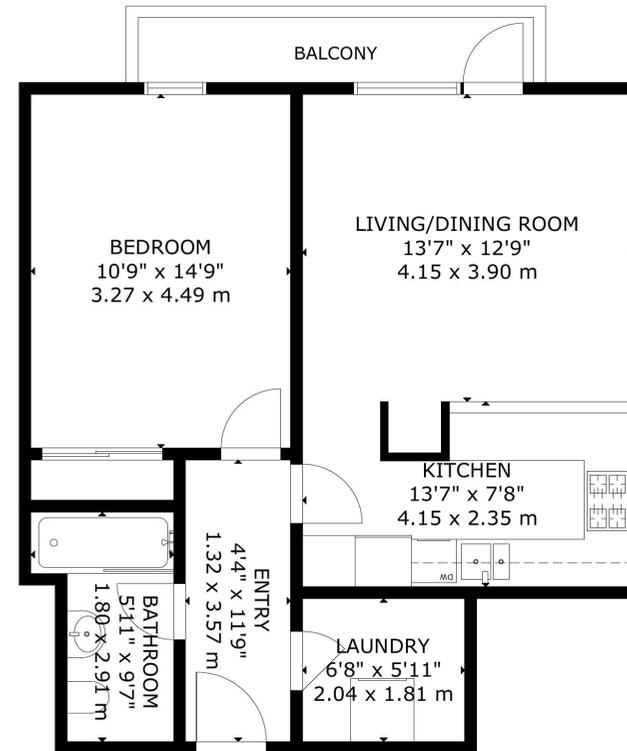
The property is being sold with the tenants in situ, who have been in residence since July 2025, currently paying £12,900 per annum. The development is professionally factored, with annual factoring charges of approximately £3,200.

Meadowside Quay Walk is positioned within Glasgow's highly desirable West End riverside district, an area that continues to attract strong demand from young professionals and corporate tenants. Its proximity to key employment hubs, the city centre, and major transport links makes it particularly appealing for commuters. The nearby West End offers a vibrant mix of cafés, restaurants, and leisure amenities, alongside easy access to the University of Glasgow and the Scottish Event Campus. Riverside developments such as this benefit from modern living standards, parking provision, and lifestyle appeal, supporting consistent rental demand and strong tenant retention. With Glasgow continuing to offer competitive entry prices compared to other UK cities, combined with ongoing regeneration along the River Clyde, this area provides investors with a compelling balance of lifestyle-driven demand, steady yields, and long-term capital growth potential.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 bedroom
- Home Report £155,000
- Current rental £1075pm
- Current yield 8.3%
- EPC Rating C
- 58 sq m
- Unfurnished Let
- No Buyer Fees



GROSS INTERNAL AREA
TOTAL: 57 m²/613 sq ft
GROUND FLOOR: 57 m²/613 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR

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.