

Portolio



49 STRATHCLYDE GARDENS

Cambuslang, Glasgow, South Lanarkshire G72 7ET

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Fixed Price £99,995

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Tenanted 2 bedroom buy-to-let property investment in Cambuslang. This ground floor property is located within a modern development comprising an entrance hall, open plan living room/kitchen, master bedroom with en-suite shower room, 2nd bedroom, utility cupboard, and bathroom with WC. The property benefits from gas central heating, double glazing, residents parking, and is 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 February 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £7,680 representing an immediate yield of 7.7%. A future tenancy could generate an annual rental income of £9,000 and a yield of 9%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £105K and the property has an EWS1.

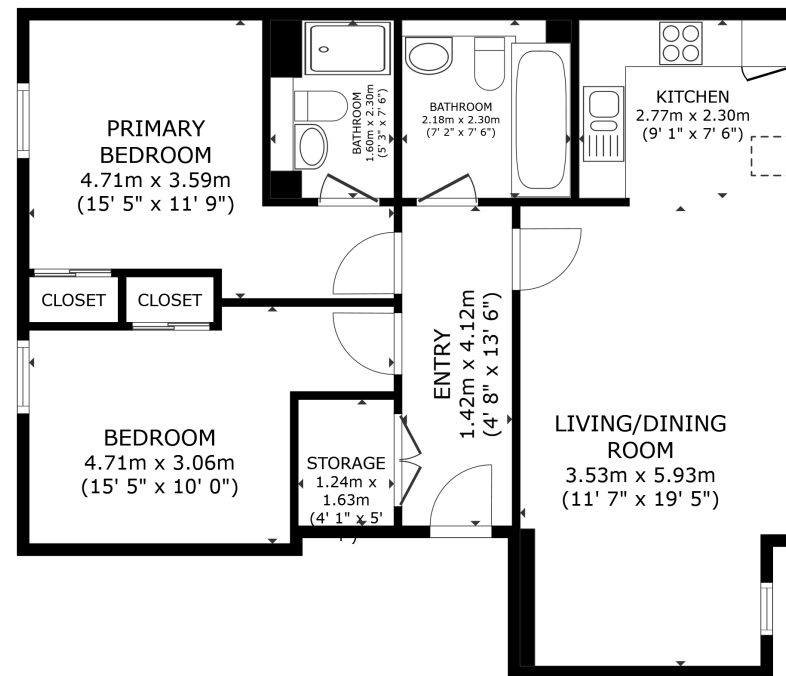
Cambuslang is located just south of the River Clyde and about six miles southeast of the centre of Glasgow. The property is approximately a 25 minutes drive from George Square or 20 minutes train journey from Kirkhill Station.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- Home Report £105,000
- 2 Bedrooms
- Current Rental £640pm
- Current Yield 7.7%
- EPC Rating: B
- 70 sq m
- Unfurnished Let
- No Buyer Fees



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 70.7 m² (761 sq. ft.)
TOTAL : 70.7 m² (761 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.