



# Portolio

**0/2, 6 CHAPPELL STREET**

Barrhead, Glasgow, East Renfrewshire G78 1EZ

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**Fixed Price £57,995**

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Tenanted 2 bed buy-to-let investment property in Barrhead, East Renfrewshire. This ground floor property is located just 5 minutes walk from Barrhead Train Station which is an approximate 18 minute journey to Glasgow Central. The accommodation comprises an entrance Hall, living room, two bedrooms, kitchen and bathroom. The property benefits gas central heating, double glazing, and being fully compliant for the rental market.

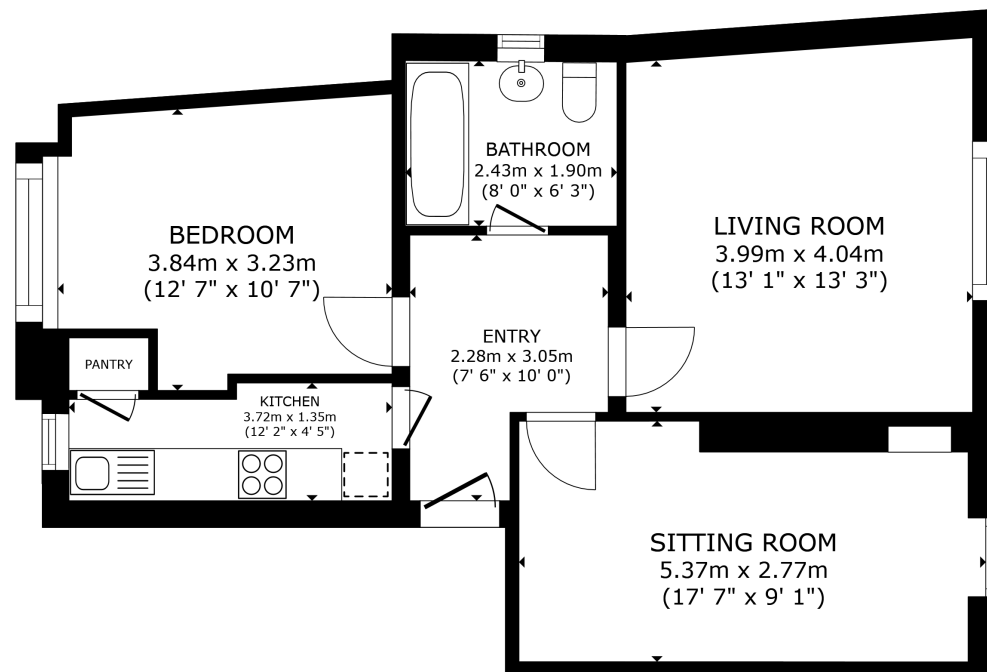
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since September 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £7,800 which represents an immediate yield of 13.4%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £60K.

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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £60,000
- Current Rental £650pm
- Current Yield 13%
- EPC Rating: D
- 61 sq m
- Unfurnished Let
- No Buyer Fees



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 61.5 m<sup>2</sup> (662 sq.ft.)  
TOTAL : 61.5 m<sup>2</sup> (662 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.