

Portolio



87 LOW CRAIGENDS

Kilsyth, Glasgow, North Lanarkshire G65 0NZ

Fixed Price £74,995

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An excellent opportunity to purchase a tenanted three-bedroom maisonette located in the heart of Kilsyth. Arranged over the first and second floors of a traditional three-storey block (built circa 1950), this property offers generous accommodation extending to approximately 84 sq m and is being sold with the tenants in situ, providing immediate rental income. The accommodation comprises on the first floor of an entrance hallway, living room, fitted kitchen, and bathroom with WC. On the second floor, there are three bedrooms.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, and the current tenants have been resident since March 2023, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £7,200 and a current yield of 9%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £85K.

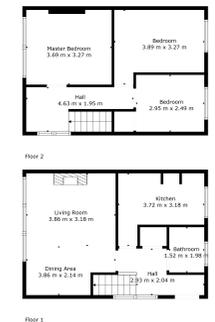
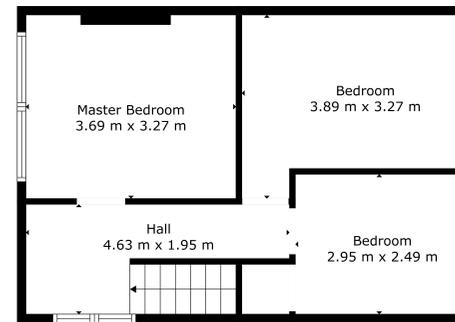
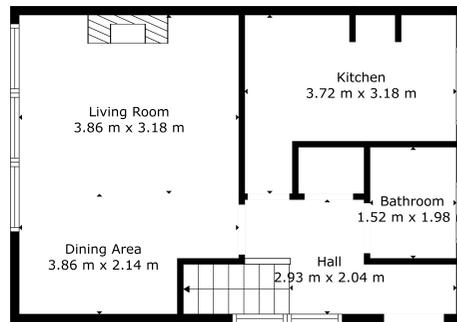
Kilsyth is a popular commuter town positioned between Glasgow and Stirling, benefiting from excellent transport links, strong local amenities, and schools. Properties in this area remain in consistent rental demand, particularly from families and professionals seeking affordable housing within commuting distance of Glasgow. This property presents an attractive long-term investment opportunity with reliable income already secured.

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FEATURES

- Buy-to-Let Investment Property
- Tenanted & Fully Compliant
- 3 Bedrooms
- Home Report £85,000
- Current Rental £600pm
- Current Yield 9%
- EPC Rating C
- 84 sq m
- Unfurnished Let



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.