

Portolio



185 HAMILTON ROAD

Cambuslang, Glasgow, South Lanarkshire G72 7PJ

Fixed Price £66,995

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This ground floor flat offers an attractive opportunity to acquire a tenanted buy-to-let investment within the popular and well-connected area of Cambuslang. Built circa 1910, the property extends to approximately 60 sq m and comprises an entrance vestibule, hallway, living room, kitchen, double bedroom, and bathroom with WC. The property benefits from uPVC double-glazed windows and a gas-fired central heating system, with heat delivered via wall-mounted radiators. The current EPC rating is Band C, supporting good energy efficiency credentials for landlords.

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 August 2019, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,000, which represents an immediate yield of 11%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £67K. The Home Report identifies areas of dampness within the property. This has been professionally inspected, with remedial works quoted at approximately £1,200, allowing investors to factor this cost into their purchase decision with clarity and transparency.

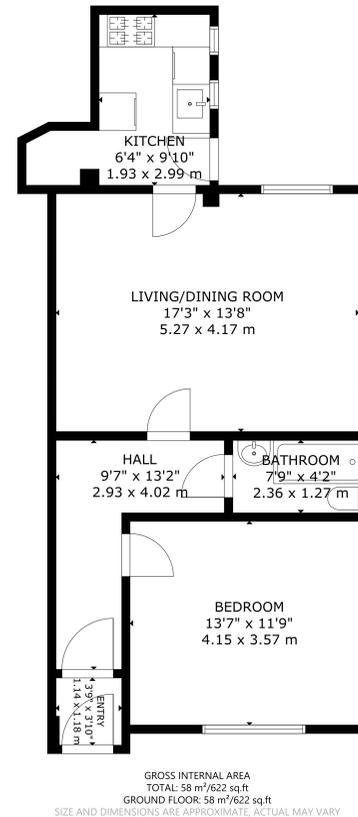
Cambuslang continues to attract buy-to-let investors due to its excellent connectivity to Glasgow city centre, strong local amenities, and comparatively affordable property prices. Regular rail services, convenient bus

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FEATURES

- Unfurnished let
- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 bedroom
- Home Report £67K
- Current rental £500pm
- Unfurnished Let
- Current yield 9%
- EPC Rating C
- No buyer fees



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.