

Portolio



101 (1/3) WEST GRAHAM STREET

Glasgow, G4 9LL



Fixed Price £164,995

0333 344 2855 | property@portolio.co.uk



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This two-bedroom first-floor flat forms part of a traditional tenement building. It has a sought-after setting in Garnethill within a conservation area, just a brief walk from the Glasgow School of Art and the city centre's world-class shopping and leisure facilities.

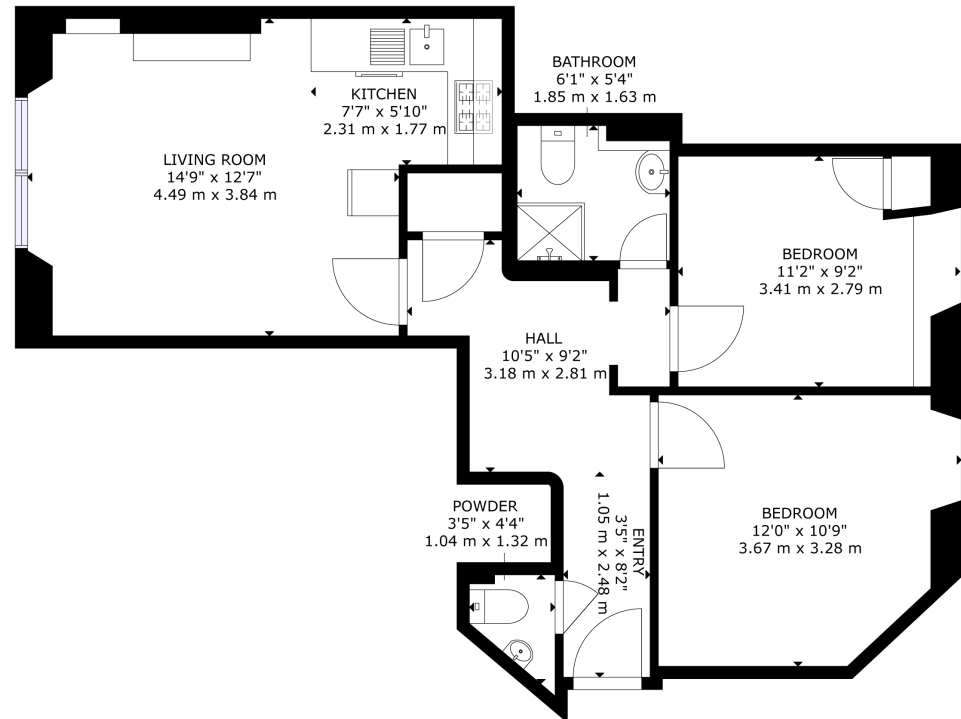
The property is well-presented throughout, enjoying a blank canvas of décor and bright and spacious rooms. The city centre flat is sure to be popular with a wide demographic. Reached via a communal entrance and stairway, the front door to the flat opens into a central hall that provides built-in storage and ample space for a home workstation. At the end of the hall is the open-plan living room and kitchen. This reception area is well proportioned for comfy lounge furniture, providing a charming setting for daily use. It is enhanced by crisp neutral décor, as well as a handsome feature fireplace set beside a shelved recess for books and display items. Twin sash windows ensure a light-filled ambience, whilst ornate cornice work draws attention to the high ceiling. Meanwhile, the kitchen area is neatly zoned, fitted with Shaker-style cabinets and wood-toned worktops. It has a modern look and comes complete with an integrated oven, gas hob and concealed extractor hood, alongside space for further freestanding appliances. Set side by side, the two double bedrooms are both bright and airy. They continue the neutral palette found throughout and have space for bedside furnishings and a study desk. Conveniently nearby, the shower room is equipped with a three-piece suite enveloped in white tiles. It is comprised of a shower cubicle, a pedestal washbasin, a toilet, and a towel radiator. In addition, there is a separate two-piece WC by the entrance adding further convenience. The property has gas central heating and a mix of double and secondary-glazed windows. Outside, on-street parking is available in the vicinity.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report : £170,000
- Current Rental £975pm
- Current Yield 7.1%
- Unfurnished Let
- No Buyers Fees
- EPC Rating: C
- 53 sq m



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 590 sq.ft, 55 m²
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.