

# Portolio



**128H CLYDESDALE ROAD**

Bellshill, North Lanarkshire ML4 2QL

**Fixed Price £67,995**

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Tenanted 1 bedroom buy-to-let investment property in the Mossend district of Bellshill. This third floor property is located within a modern development with the accommodation comprising an entrance hall, living room, bedroom, kitchen, and bathroom. The property benefits from having gas central heating, double glazing, well-kept communal areas, and allocated private parking space.

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 April 2024 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,300 representing an immediate yield of 9%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £70K. The development is factored by James Gibb for approximately £450 per quarter.

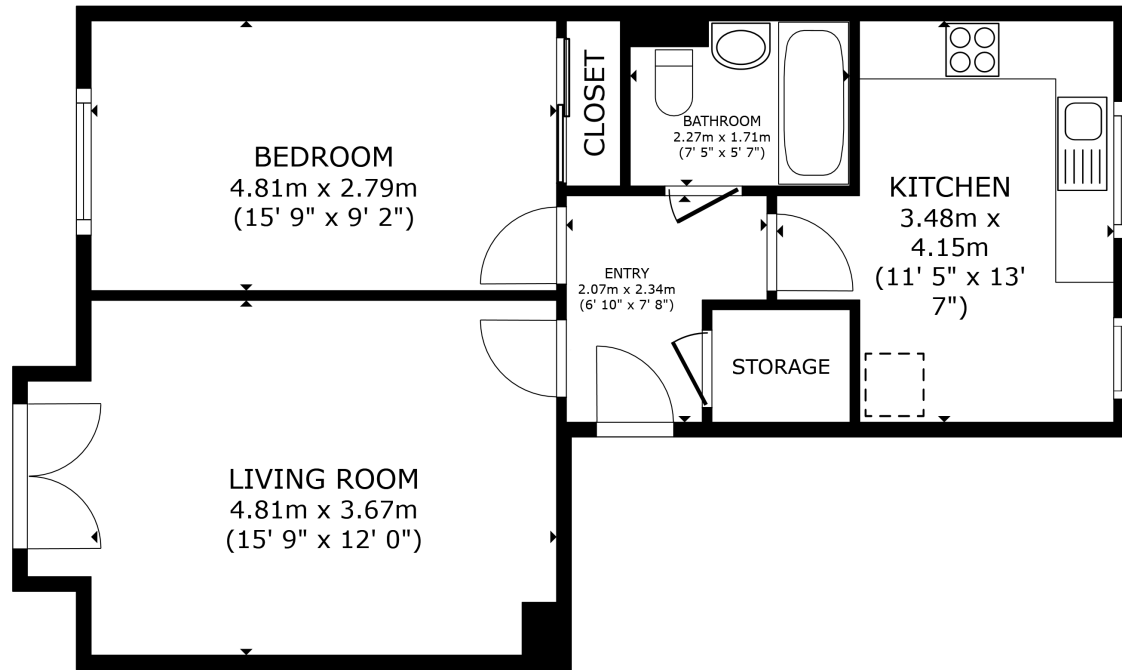
Bellshill is a town in North Lanarkshire, ten miles southeast of Glasgow city centre and 37 miles west of Edinburgh.

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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £70,000
- Current Rental £525pm
- Current Yield 9%
- 57 sq m
- Unfurnished Let
- EPC Rating: C
- No Buyers Fees



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 56.8 m<sup>2</sup> (611 sq.ft.)  
 TOTAL : 56.8 m<sup>2</sup> (611 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 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.