

# Portolio



**85 QUEEN STREET**

Glasgow, G1 3DB



**Fixed Price £235,995**

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Located in the vibrant heart of Glasgow's City Centre, this impressive third-floor, two-bedroom furnished apartment presents an outstanding tenanted buy-to-let investment property opportunity. Spanning approximately 73 square metres, the property offers generous proportions, modern comforts, and an unbeatable location. The accommodation comprises a spacious lounge and dining area, 2 double bedrooms, with the principal bedroom benefiting from an ensuite shower room, a well-appointed main bathroom with a shower. The property benefits from having a secure door entry system, gas central heating, and double-glazed windows. An ideal turnkey investment in a prime location

This buy-to-let investment is being sold with tenants in situ, ensuring rental income from day one. The tenants have been in residence since May 2024, generating an annual rental income of £16,800, offering an immediate yield of 7.3%. The property is let unfurnished and sold as seen. The Home Report value is £250K. The communal areas are managed by Hacking & Patterson for approx £1450 pa.

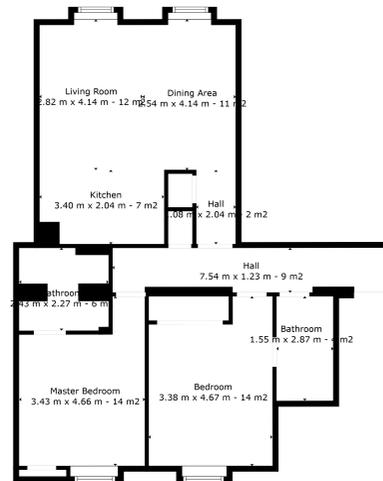
With a mix of history, culture and modern amenities, Glasgow's City Centre offers an attractive blend of iconic buildings and modern apartments, upmarket shopping, fashionable restaurants and trendy bars. Institutions such as the Scottish Opera, Kings Theatre, the Concert Hall, Glasgow Film Theatre and the Gallery of Modern Art are a few of the Internationally recognized venues in town. As far as higher education is concerned, the Royal Conservatoire, the School of Art, and Strathclyde and Caledonia Universities, provide local and international students with some of the best education in the UK. Overall a convenient and vibrant place for those who appreciate urban living.



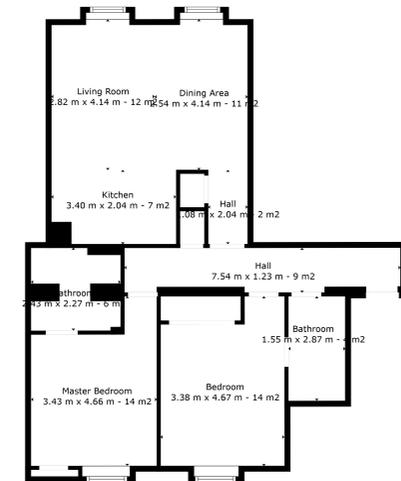


## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- Home Report £250K
- 2 Bedrooms (1 ensuite)
- Current Rental £1400pm
- Current Yield 7.3%
- 73 sq m
- Furnished Let
- EPC Rating D
- No Buyer Fees



TOTAL: 86 m<sup>2</sup>  
 FLOOR 1: 86 m<sup>2</sup>  
 Floorplan Created By EstateAgent0015



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### 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.