



Portfolio

3/5, 300 MEADOWSIDE QUAY WALK

Glasgow, G11 6AX

.....

Fixed Price £197,995

0333 344 2855 | property@portolio.co.uk



Set within the highly desirable Glasgow Harbour development, this impressive third-floor flat offers a strong buy-to-let investment opportunity with tenants in situ and immediate income from completion. Built circa 2005, the property extends to approximately 86 sq m and is well laid out to include an entrance hallway, spacious living room with open-plan kitchen, private balcony, primary bedroom with en suite shower room, second double bedroom, and a main bathroom with WC. The property benefits from double glazing and a gas-fired central heating system, with the boiler wall-mounted within the kitchen. The current EPC rating is Band B, making it an energy-efficient option attractive to modern tenants. Further benefits include allocated residents' parking at lower ground level.

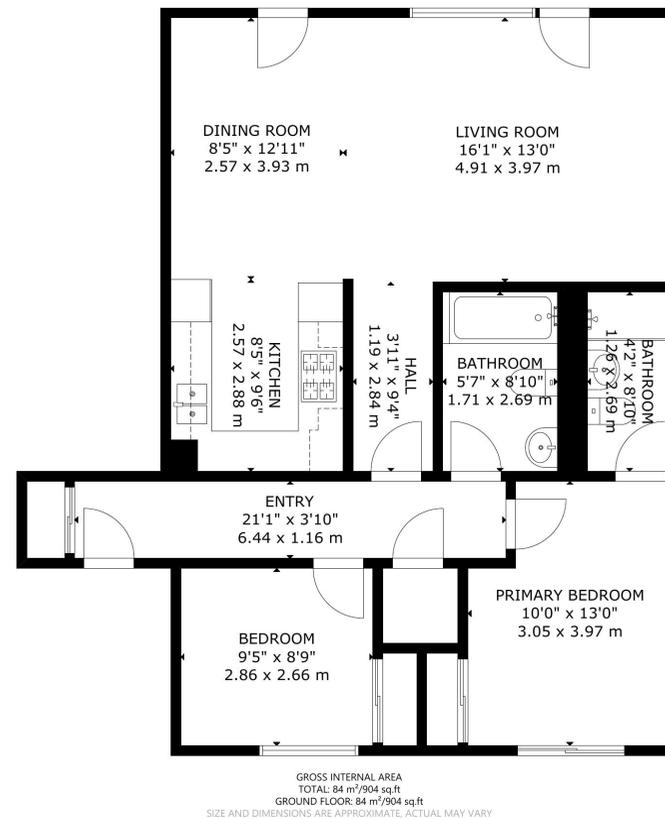
The property is being sold with the tenants in situ, who have been in residence since August 2021, currently paying £1,200 per calendar month. The Home Report value is £200,000, and the development is professionally factored with annual charges of approximately £3,700.

Glasgow Harbour is one of the city's most sought-after modern developments, positioned along the River Clyde in the thriving West End. The area continues to attract strong demand from professionals due to its proximity to the city centre, excellent transport links, and access to major employment hubs. Nearby amenities include the vibrant cafés, restaurants, and retail offerings of Partick, Finnieston, and Byres Road, as well as easy access to the University of Glasgow and the Scottish Event Campus. Riverside developments such as this benefit from modern design, parking provision, and lifestyle appeal, supporting consistent rental demand and long-term tenant retention. With Glasgow's ongoing regeneration and continued inward investment, the West End and waterfront locations remain a compelling choice for investors seeking a balance of stable income, strong tenant demand, and long-term capital growth potential.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 bedrooms
- Home Report £200,000
- Current yield 7.2%
- Current Rental £1200pm
- 86 sq m
- EPC Rating B
- Unfurnished Let
- 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.