Portolio

1/1, 280 BELL STREET

Glasgow, G4 0SZ

0333 344 2855 | property@portolio.co.uk

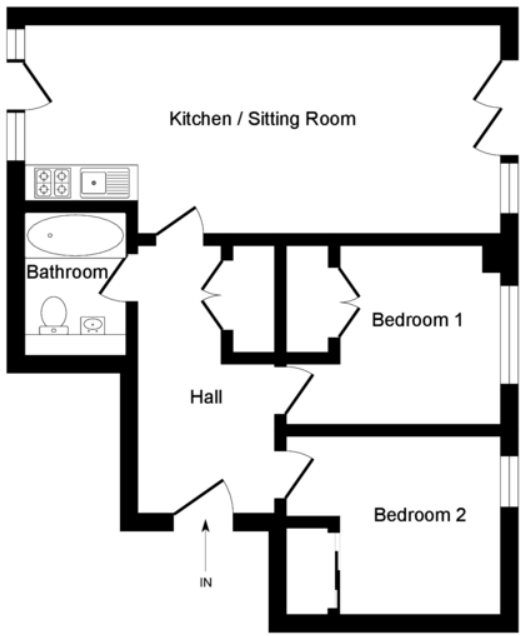
Tenanted 2 bedroom investment property near to the heart of Glasgow's thriving Merchant City. The property is located on the 1st floor of a modern development and comprises a hallway with great storage and quality flooring continuing into a fabulous bright and spacious open plan lounge/dining room area with a modern kitchen with appliances including a new freezer area. There are two large double bedrooms and a bathroom. The property was fully decorated in 2020 and also had a new boiler installed the same year. The property further benefits from private parking space, central location, double glazing, gas central heating, and being fully compliant for the rental market.

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 March 2020 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £10,080. The property is sold as seen and the sale price includes all the inventory items. The property is factored by Speirs Gumley for approximately £100 per month. The Home Report value is £175K.

The Merchant City is a historic district in the East end of Glasgow. The area has an exceptional array of local amenities including shopping, restaurants, bar, and leisure. Transport links are immediately accessible via bus and by rail at Glasgow Queen Street, Central Station, and the bus network operating across the city. The property is also well placed for easy access to the M8 motorway.

FEATURES

- Buy-To-Let Investment
- Tenanted Property
- Fully Compliant
- 2 Double Bedrooms
- Home Report £175K
- Price Includes Inventory Items
- Estimated Yield 6%



Copyright Vistabee 2021

101 Rose Street, South Lane, Edinburgh EH2 3JG

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.