

# Portolio



**1/3, 43 DALMARNOCK DRIVE**

Glasgow, G40 4LQ



**Fixed Price £110,000**

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This 2 bedroom property is being sold with the tenants in situ as a buy-to-let investment. The current PRT tenancy started in December 2020 and generates a current yield of 7.6% with the potential for a future tenancy to generate a yield of 9.8%.

Set within a modern development, with well-maintained garden grounds and residents' parking, this two-bedroom flat benefits from a prime location in central Bridgeton. This first floor property comprises an entrance hall, bright and spacious open plan living room/kitchen, two double bedrooms, master bedroom has ensuite shower room and bathroom. The property benefits from having gas central heating, double glazing, and being fully compliant for the rental market. Externally, the development offers its residents access to lawned communal gardens and private parking.

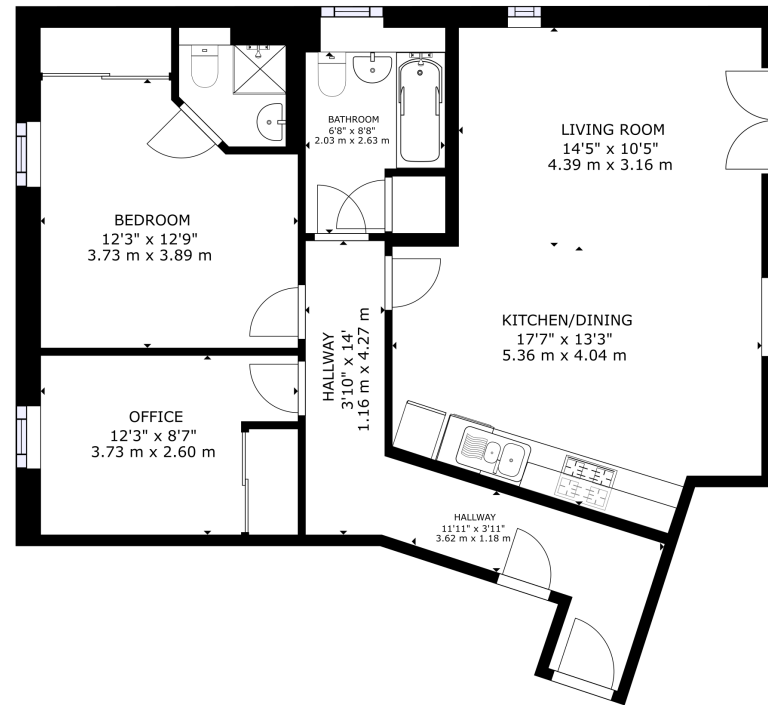
Situated less than 2 miles east of central Glasgow, with rail connections taking just 5 minutes, Bridgeton is a popular choice for those working in the city. The urban neighbourhood is hugged by the riverside Glasgow Green, a 55-hectare public park boasting walkways, a play village, an orienteering course, and a history museum, as well as hosting major events such as the TRNSMT music festival. The Celtic Park football stadium lies to the west of the area, with Ibrox located less than four miles away. Bridgeton is served by an electric array of independent shops, well-known convenience stores, and a supermarket. Other local amenities include a post office, pharmacies, medical centres, a library, and a community centre offering a range of classes and activities for all ages. The area provides two primary schools, while nearby secondary school options include St Mungo's Academy and Whitehill Secondary. For those studying at a higher level, Glasgow promises a fantastic selection of institutions. Bridgeton lies within easy reach of the motorway network for swift commuting across the Central Belt, and Glasgow International Airport can be reached in just 20 minutes by car.

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## FEATURES

- Buy-To-Let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £120,000
- Current Rental £695pm
- Current Yield 7.6%
- 85 sq m
- EPC Rating: B
- Unfurnished Let
- No Buyer Fees



GROSS INTERNAL AREA  
 FLOOR 1: 900 sq ft, 83.64 m<sup>2</sup>  
 TOTAL: 900 sq ft, 83.64 m<sup>2</sup>

SIZES AND DIMENSIONS AS APPROPRIATE, 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.