

A three-story terraced house with a light-colored, textured exterior. The roof is covered in brown tiles and has several chimneys. The house features three white-framed double doors on the ground floor, each with a small arched window above it. There are also three white-framed double windows on the first floor. A vertical white downspout runs along the left side of the house. The house is set against a clear blue sky, and a paved area and some trees are visible in the foreground and background.

# Portolio

**72 GREENRIGG ROAD**

Cumbernauld, Glasgow, North Lanarkshire G67 2PS

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**Fixed Price £74,995**

0333 344 2855 | [property@portolio.co.uk](mailto:property@portolio.co.uk)





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Tenanted 3 bedroom buy-to-let investment property in the popular area of Cumbernauld. This well-presented, split-level mid-terraced property offers generous living space across four floors. With tenants already in situ, this is an ideal turnkey opportunity for investors seeking immediate rental income. The accommodation comprises a living room, a fully fitted kitchen, 3 bedrooms, a bathroom, and WC. The property benefits from gas central heating, double glazing, and a private garden.

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 2018, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,921.60, representing an immediate yield of 9.2%. The property is let unfurnished and is sold as seen. The Home Report value is £80K.

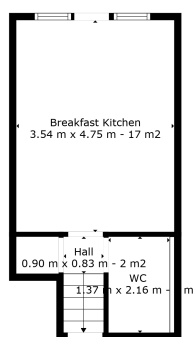
Cumbernauld is the tenth most populous locality in Scotland and the most populated town in North Lanarkshire. The town is positioned in the centre of Scotland's Central Belt, approximately 12 miles from Glasgow and 31 miles from Edinburgh.

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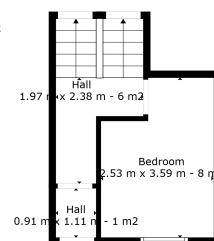


## FEATURES

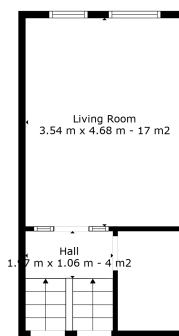
- Buy-to-let Investment
- Tenanted & Fully Compliant
- 3 Bedrooms
- Home Report £80K
- Current Rental £576.80
- Current Yield 9.2%
- EPC Rating C
- No Buyer Fees
- Unfurnished Let
- 92 sq m



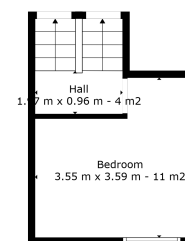
Floor 1



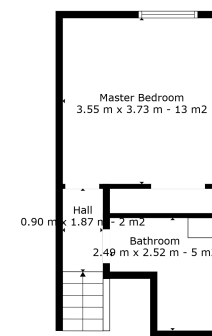
Floor 2



Floor 3



Floor 4



Floor 5



**TOTAL: 101 m²**  
FLOOR 1: 24 m², FLOOR 2: 15 m², FLOOR 3: 25 m², FLOOR 4: 15 m², FLOOR 5: 22 m²

Floorplan Created By Estatelenz@2025



### 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.