

Portfolio

3/2, 28 RATHO DRIVE

Glasgow, G21 1NA

Fixed Price £69,995

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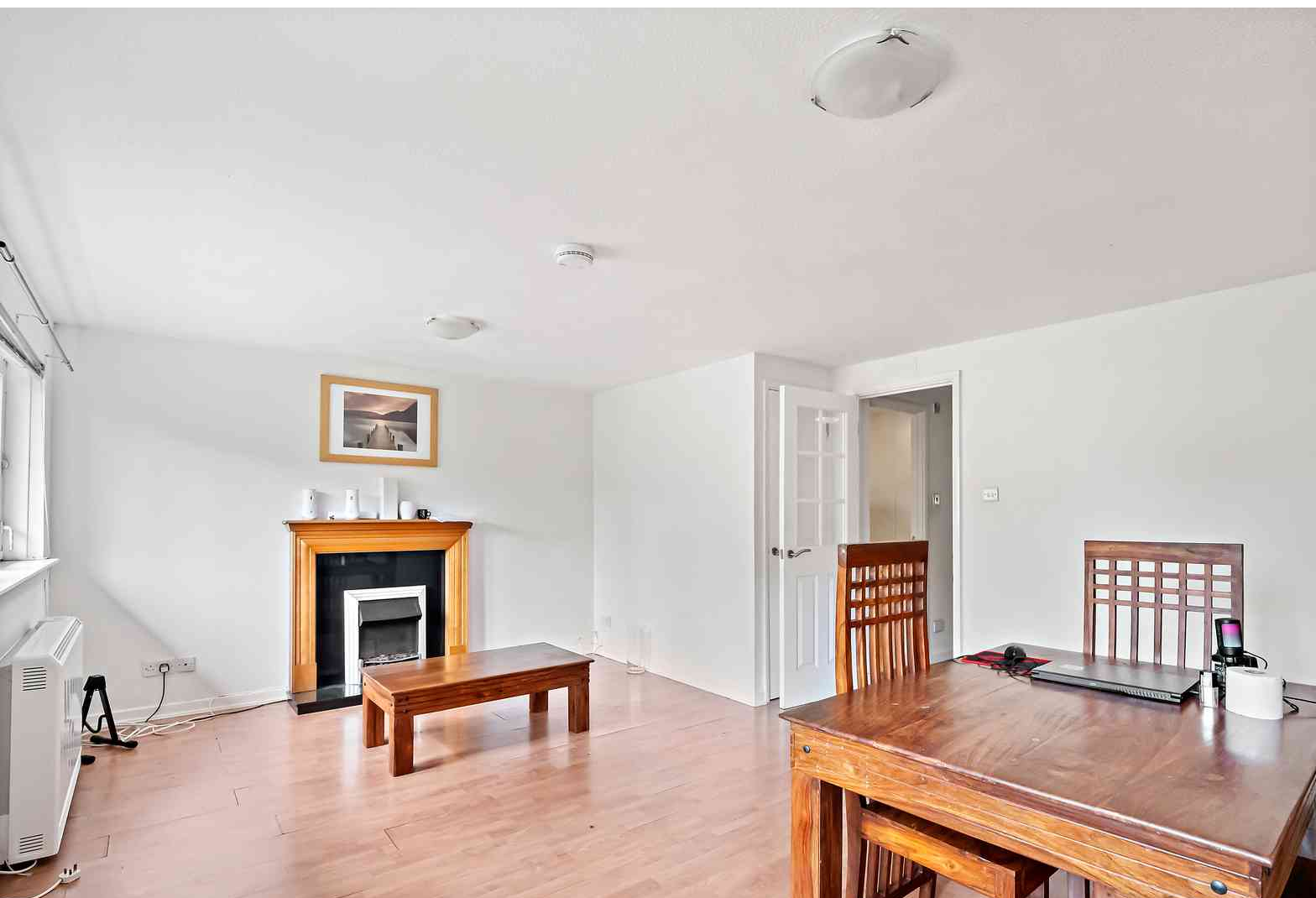
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Tenanted 2 bed buy-to-let investment in the Springburn area of Glasgow. This top floor property comprises spacious and bright lounge with dining area, kitchen, 2 double bedrooms and bathroom. The property benefits from having gas central heating, double glazing, 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 2024, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,000 which represents an immediate yield of 12.8%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £75K.

Springburn is an area of Glasgow that lies north of the city centre. It is exceptionally well-connected. It has its own railway station, providing regular services to Glasgow Queen Street in under 10 minutes, and is close to the M8 motorway, making it popular with commuters. Easy access to public transport boosts tenant appeal.

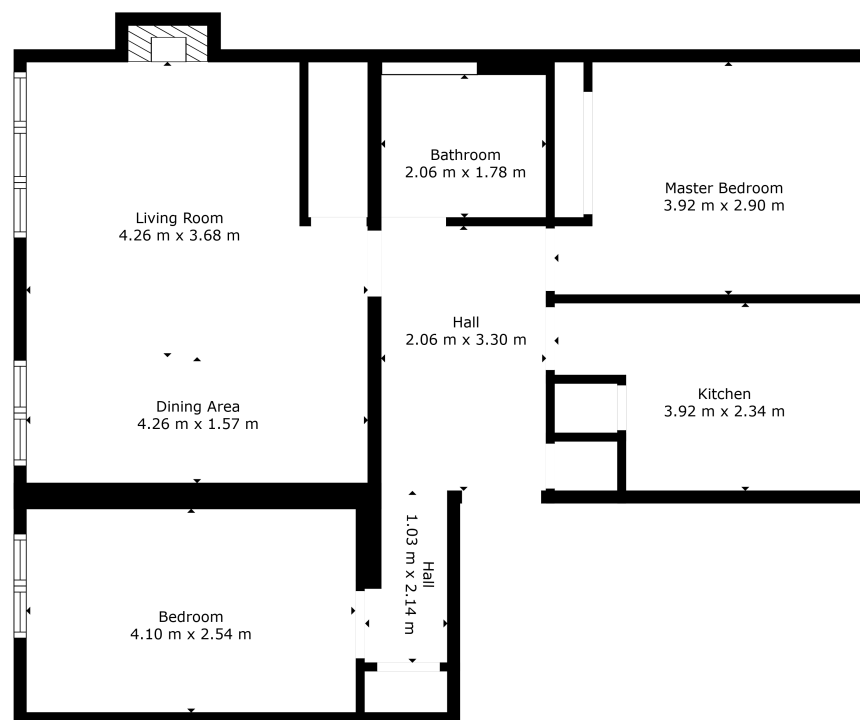
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- No Buyer Fees
- Current Rental £750pm
- Part Furnished Let
- Home Report Valuation : £75,000
- Current Yield 12.8%



TOTAL: 71 m2
FLOOR 1: 71 m2
EXCLUDED AREAS: FIREPLACE: 1 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.