

Portolio



3/2, 5 RIGBY DRIVE

Glasgow, G32 6EE



Fixed Price £114,995

0333 344 2855 | property@portolio.co.uk



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Tenanted 2 bedroom property investment in the Carntyne area of Glasgow. This buy-to-let investment is located on the top floor of a modern development with the accommodation comprising of an entrance hallway, primary bedroom with en-suite shower room, second bedroom, bathroom with WC., kitchen, and lounge with dining area. The property benefits from having gas central heating, double glazing, well kept communal areas and is 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 July 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,600 representing an immediate yield of 8.3%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £115K. The factoring charge is approximately £75 per month.

Carntyne is an area of Glasgow situated north of the River Clyde and in the east end of the city. The local train station provides a swift 8 minute journey to Glasgow Queen Street. Carntyne offers a range of local amenities which include shops, transport & recreational facilities.

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FEATURES

- Buy-To-Let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £115K
- Rental £800pm
- Yield 8.3%
- EPC Rating: B
- Unfurnished Let
- 65 sq m
- No Buyer Fees

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.