



# Portolio

**2/3, 21 BOYD STREET**

Glasgow, G42 8AF

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**Fixed Price £99,995**

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Tenanted 2 bedroom investment property in the Crosshill area of Glasgow. This buy-to-let property is located within a traditional tenement with the accommodation comprising a bright living room which is open to the kitchen, double bedroom, single bedroom/office, and bathroom with electric over shower. The property benefits from gas central heating, double glazing, 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 April 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £7,800 representing an immediate yield of 7.8%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £100K.

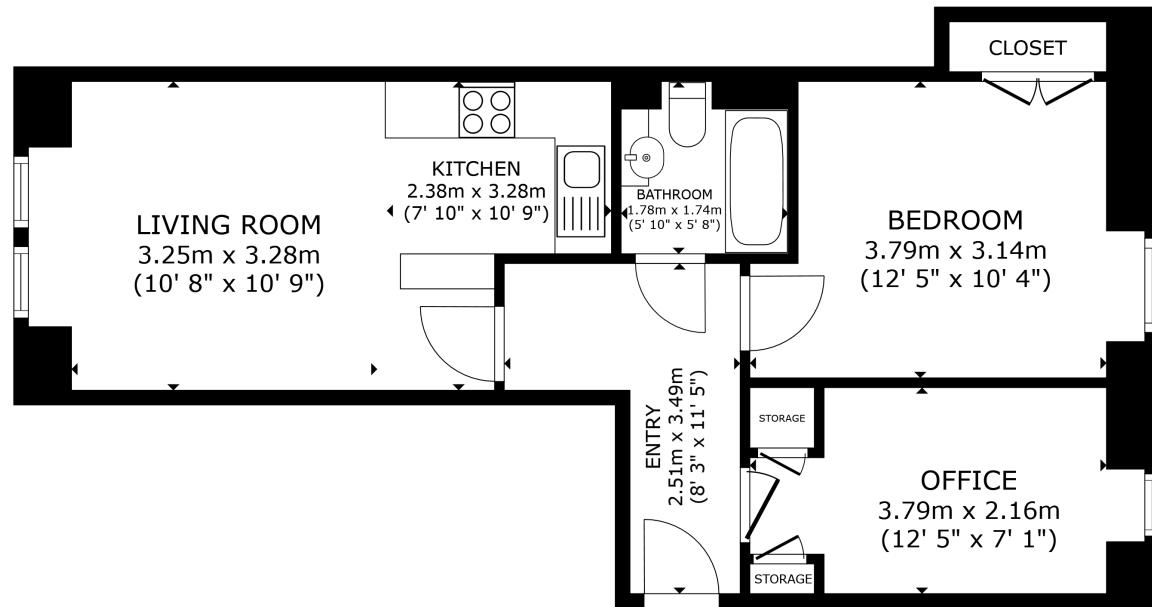
Crosshill is an area of Glasgow situated south of the River Clyde. The property is located only minutes away from shops, restaurants, cafés and bars and Queen's Park offers a host of recreational facilities. The property is located with easy access to the city centre - buses and trains within walking distance. The motorway network is easily accessible from the property.

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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 bedrooms
- Home Report £100K
- Monthly Rental £650pm
- Current Yield 7.8%
- 46 sq m
- Unfurnished Let
- No Buyer Fees
- EPC Rating: C



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 49.6 m<sup>2</sup> (534 sq.ft.)  
 TOTAL : 49.6 m<sup>2</sup> (534 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, 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.