

# Portolio



**1/1, 113 MAIN STREET**

Glasgow, G40 1QD

**Fixed Price £64,999**

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Tenanted 1 bedroom buy-to-let investment in the Bridgeton area of Glasgow. This first floor property investment is located within a traditional tenement with the accommodation comprising an entrance hall, bay window living room, kitchen, double bedroom with built-in wardrobe, and bathroom. The property benefits from double glazing, gas central heating, and being fully compliant for the rental market.

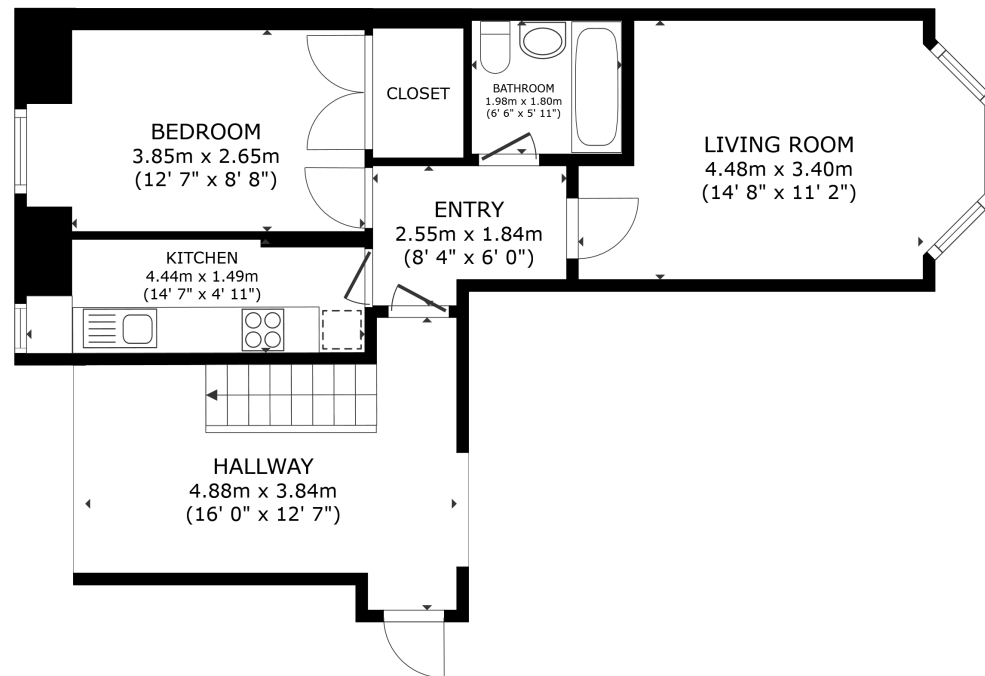
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since July 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £7,800 representing an immediate yield of 12%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £70K.

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. ....



## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £70K
- Current Rental £650pm
- Current Yield 12%
- EPC Rating: C
- 39 sq m
- Unfurnished Let
- No Buyer Fees



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 46.4 m<sup>2</sup> (500 sq.ft.)  
 EXCLUDED AREAS : HALLWAY 14.6 m<sup>2</sup> (157 sq.ft.)  
 TOTAL : 46.4 m<sup>2</sup> (500 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 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.