



# Portolio

## FLAT 1, 16 TENNYSON DRIVE

Glasgow, G31 5RS

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**Offers Over £84,995**

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Tenanted 3 bedroom buy-to-let property investment in Tollcross, Glasgow with a current yield of 9.5%. This first floor property comprises an entrance vestibule leading to the entrance hallway, 3 bedrooms, a bright living room, a recently refurbished kitchen, and family bathroom with WC. The property benefits from gas central heating, double glazing, and is fully compliant for the rental market.

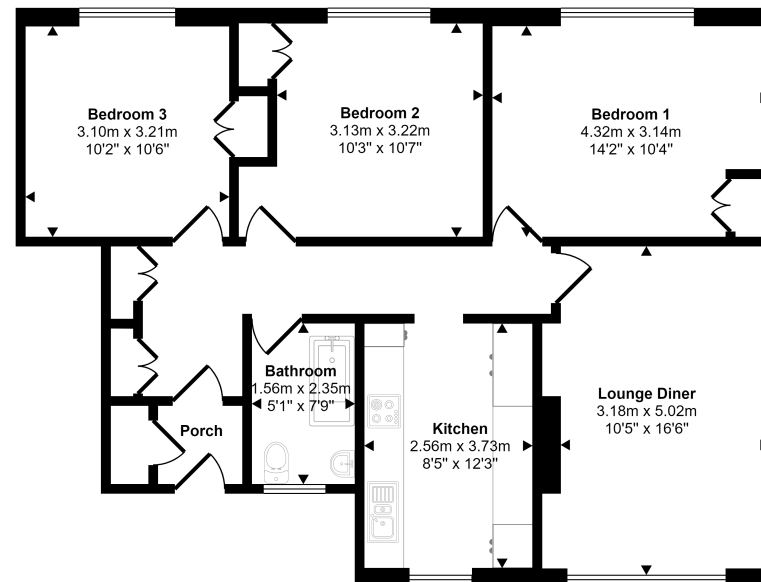
The property is being sold with the tenants in situ as a buy-to-let investment. The tenant has been a resident since February 2024 providing rental income on day 1 of purchase, the current tenancy generates an annual rental income of £9,000. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £95,000. Tollcross is an area north of the River Clyde in Glasgow with an excellent array of local amenities. The property is only a short walk to Tollcross Park and the Tollcross International Swimming Centre. The local transport network allows easy access by road and rail across Glasgow and beyond.



## FEATURES

- EPC Rating: C
- 87 sq m
- Buy-To-Let Investment
- Tenanted & Fully Compliant
- Home Report £95,000
- Current Rental £750m
- Current Yield 9.5%
- 3 Bedrooms
- Furnished Let
- No Buyer Fees

Approx Gross Internal Area  
85 sq m / 913 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### 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.