

Portolio



FLAT 22C, 1265 POLLOKSHAWS ROAD

Glasgow, G41 3RR

Fixed Price £89,995

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This spacious third and fourth floor maisonette flat offers an excellent opportunity to acquire a tenanted buy-to-let investment within a well-established and popular southside Glasgow location. Built circa 1960, the property extends to approximately 81 sq m and is arranged over two levels. Lower Floor: Entrance hallway, bright sitting room, and kitchen. Upper Floor: Landing, three bedrooms, and bathroom. The property benefits from uPVC double-glazed windows and an electric central heating boiler.

The property is being sold with the tenants in situ, providing immediate rental income from completion. The current tenants have been in residence since November 2025 and pay £850 per calendar month. The property is fully compliant for the rental market, and the sale price includes all inventory items, making this a straightforward, turnkey investment opportunity. The Home Report value is £90,000.

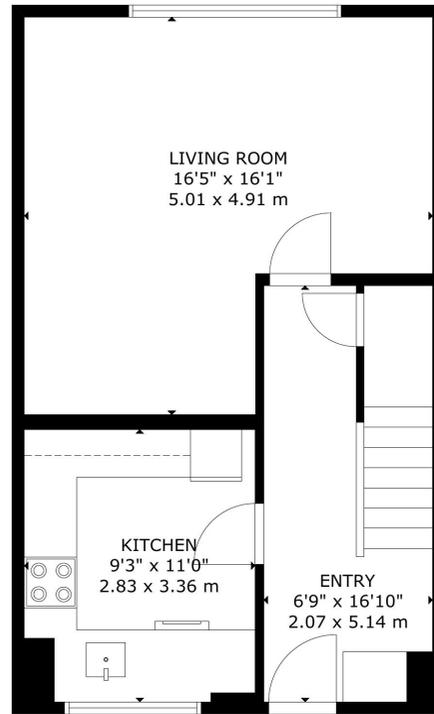
Pollokshaws Road sits within Glasgow's highly popular Southside, an area that continues to attract strong demand from professionals, families, and students due to its vibrant community feel and excellent transport links. Nearby areas such as Shawlands, Strathbungo, and Govanhill have seen sustained regeneration and rising popularity. With regular rail and bus connections to Glasgow city centre, proximity to local shops, cafés, and green spaces such as Pollok Country Park, the area offers broad tenant appeal. Compared to other UK cities, Glasgow continues to provide attractive entry prices alongside steady rental demand, supporting a compelling balance of yield potential and long-term capital growth for buy-to-let investors.

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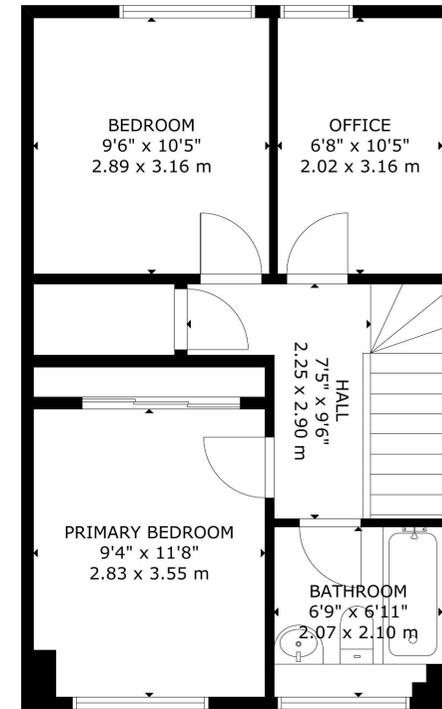


FEATURES

- Buy-to-let Investment
- Tenanted & fully compliant
- 3 bedrooms
- Home Report £90,000
- Current Rental £850pm
- Current Yield 11.3%
- EPC Rating E
- 81 sq m
- Unfurnished Let
- No buyer Fees



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 84 m²/909 sq ft
GROUND FLOOR: 42 m²/456 sq ft, FIRST FLOOR: 42 m²/453 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

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.