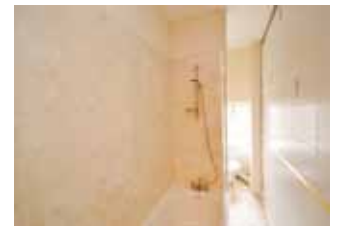




GLASGOW RESIDENTIAL INVESTMENTS



Flat 1/2, 13 Barclay Street, Glasgow, G21 4UH

- Outstanding investment opportunity
- One bedroom flat on the first floor
- Conveniently located for passage into City Centre
- Ample parking and communal rear garden

www.glasgow-residential.com

FIXED PRICE

£36,000

Flat 1/2, 13 Barclay Street, Glasgow G21 4UH

Positioned on the first floor within this traditional red sandstone tenement building, this one bedroom flat is presented for sale in good order throughout and offers an outstanding investment opportunity for any potential purchaser.

The complete accommodation extends to: maintained resident's stairwell, accessed via security door entry system, welcoming hallway with large storage cupboard off, super-sized main lounge with recess and also feature's original detailed ceiling cornice work, a sizeable double bedroom, three piece main bathroom, with shower over bath and a fully fitted modern kitchen.

Externally the property is afforded a communal rear garden which is level and generally laid as lawn with bin storage area. To the front of the building, there is ample parking. The specification included; electric heating and as previously mentioned, security door entry.

LOCATION

Barclay Street is well located within the Springburn area of Glasgow, which is well situated for passage into the city centre and beyond via established road networks and public transport facilities. Destinations further afield are accessible via motorway links.

MANAGEMENT DETAILS

Properties in Glasgow are typically let on a 6-12 month short assured tenancy basis. All properties that we sell are currently let and managed through Edzell Property Management who have been in business managing residential properties within the Glasgow area for over 25 years.

FINANCIAL DETAILS

Selling Price: Fixed Price £36,000

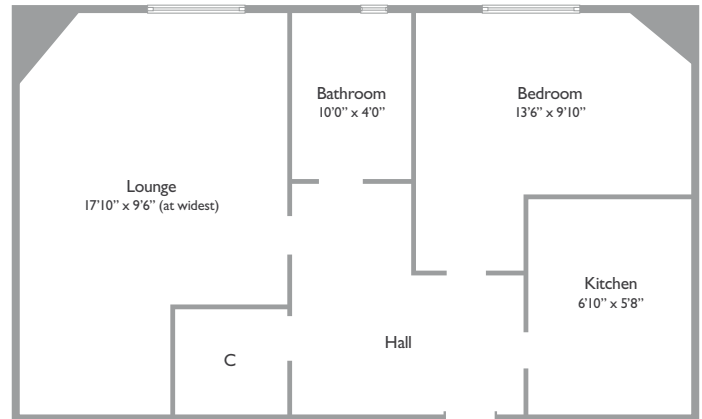
Home Report Valuation: £40,000

Estimated Rent: £325 PCM equating to £3900 per annum

Gross Yield: 10.83%

From our experience, we would estimate that 20% of income should be deducted to cover all management expenses and voids for a property in this location.

This would result in a net income of £3120 per annum and a net yield of 8.67%.



Please note: we are required under the Estate Agents Act 1979 and the provisions of information regulations 1991 to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that act.

Whilst these particulars have been prepared with care, their accuracy is not guaranteed and they do not form part of a contract. Floorplans may not be to scale.