



GLASGOW RESIDENTIAL INVESTMENTS



Flat 1/1, 53 Budhill Ave, Springboig, G32 0PG

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

www.glasgow-residential.com

FIXED PRICE

£35,000

Flat 1/1, 53 Budhill Ave, Springboig, Glasgow G32 0PG

Positioned on the first floor level within this traditional sandstone building, a one bedroom flat that offers an excellent investment opportunity for any potential purchaser.

The complete accommodation extends to: resident's stairwell, accessed via a security door entry system, reception hallway, commodious bay windowed bedroom, lounge with recess, modern three piece bathroom, and fitted kitchen with appliances.

Externally the property is afforded a communal rear garden which is level and generally laid to lawn with bin storage area. The specification includes; gas heating and double glazing.

LOCATION

Budhill Avenue is located in the Springboig area of Glasgow and is conveniently located for passage in to 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 £35,000

Home Report Valuation: £44,000

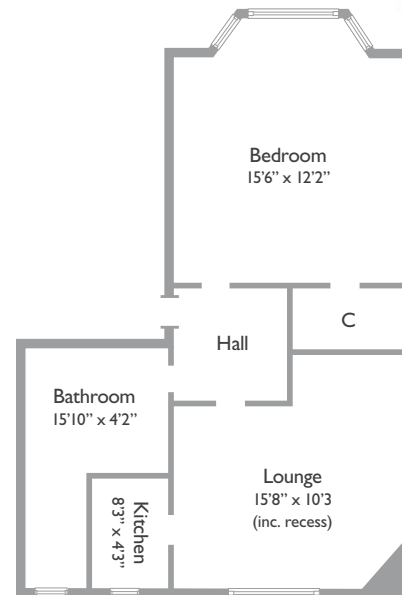
Estimated Rent: £325 PCM equating to £3900 per annum

Gross Yield: 11%

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 8.91%.

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.