





# Salen Street, Govan, G52 1EB

**\*\*BUY TO LET OPPORTUNITY\*\* \*\*INVESTORS ONLY\*\* \*\*SOLD WITH SITTING TENANT ON PRIVATE RESIDENTIAL TENANCY\*\* \*\* TENANTED AT £650pcm REPRESENTING GROSS RENTAL YIELD OF 9%+\*\*** Shanta Residential are delighted to present this upper floor flat in the popular area of Govan, Glasgow. The flat is presented in walk in condition, with neutral decor throughout and benefits from being freshly painted with new carpets laid throughout. The welcoming hallway guides you through the home and has handy storage options. The spacious lounge offers a wealth of light from the large bay windows making a great room for relaxing in. The kitchen has been well laid out with wall and floor units, offering good storage and working area. The property offers two excellent double bedrooms, both a great size with large windows illuminating the space. The property is completed by the family bathroom which boasts a crisp tiled finish and three piece suite. Outside the property benefits from a well kept communal outdoor garden, a great space to enjoy the sunshine. Salen Street is within a short walking distance of transport links and local amenities including shops, schools at both primary and secondary level, and ample recreational facilities including nearby Bellahouston and Pollock Park. There is also quick and easy access to the main motorway networks within a few minutes, making it perfectly placed to access all areas of Glasgow and Central Scotland. With its good location, double glazing and walk in condition we expect this property to be popular and would recommend early viewing. For Council Tax purposes, this property falls in Band B.

• **Tenant in Situ**

• **Two Bedrooms**

• **Upper Floor Flat**

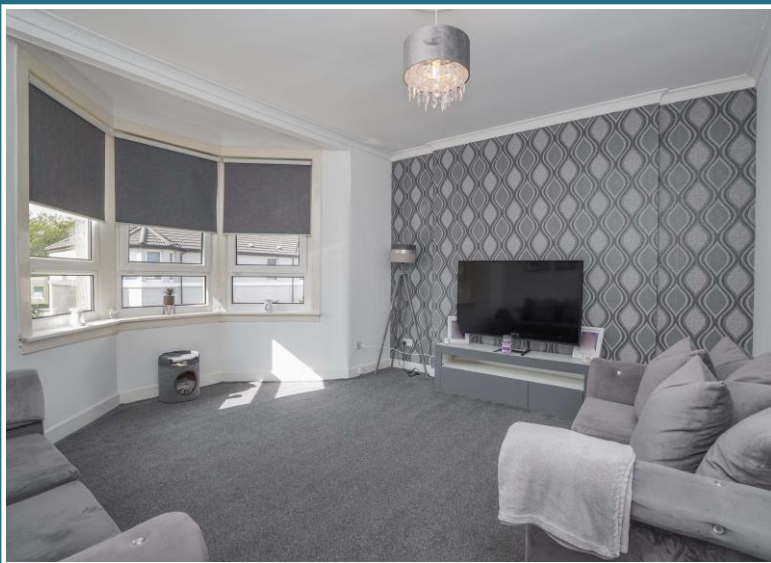
• **Walk In Condition**

• **Well Kept Communal Garden**

• **Nearby Amenities**

• **Close To Transport Links**

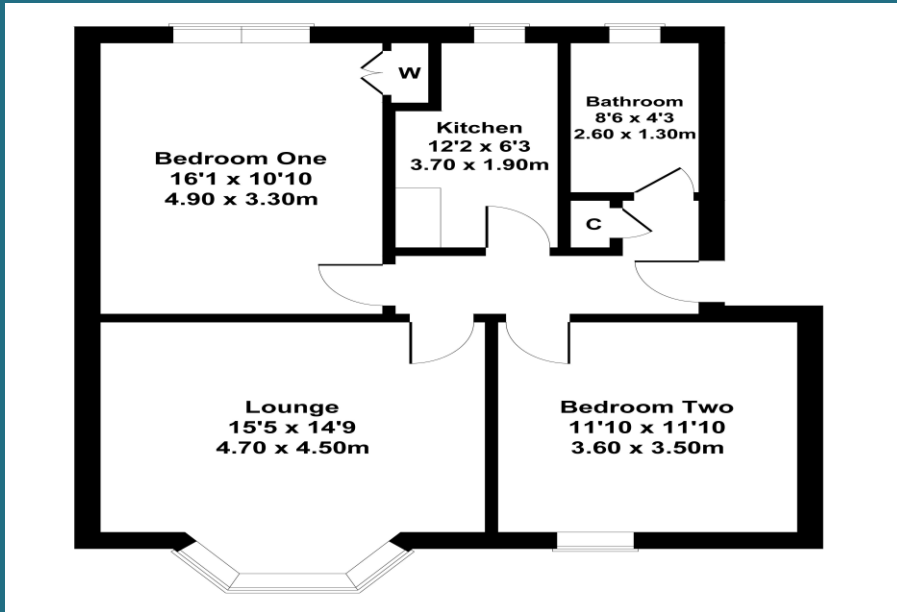
• **Double Glazing**



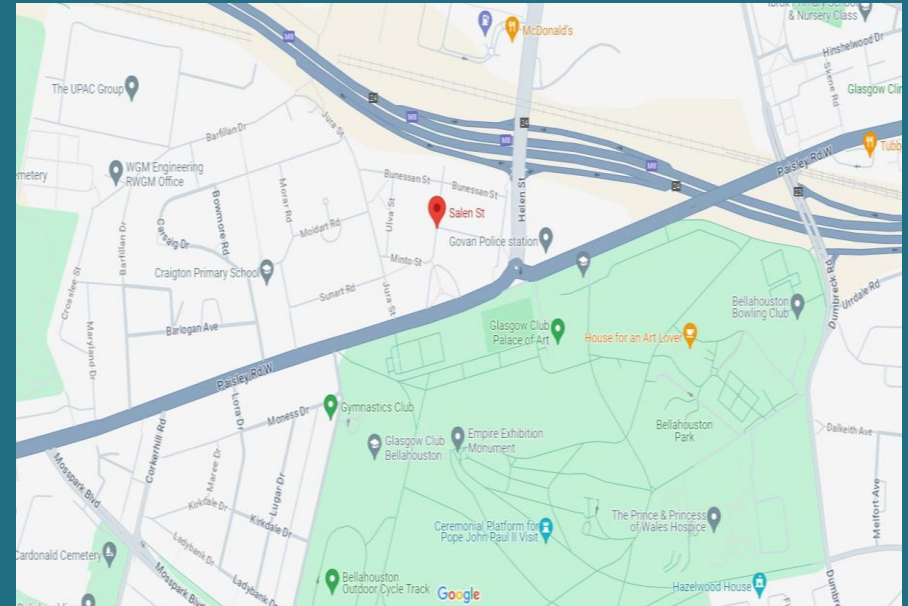
**Offers Over £80,000**



## Floorplan



## Map



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