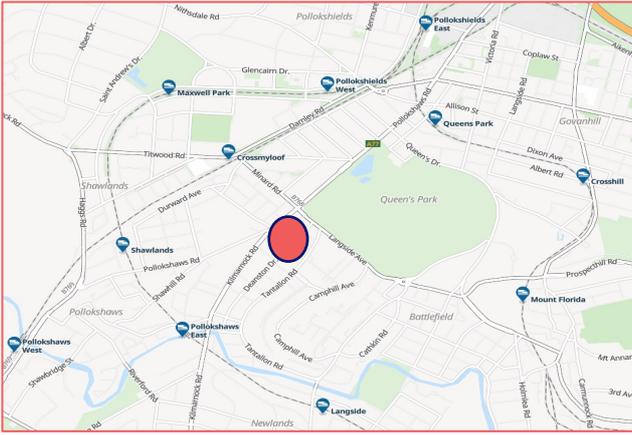




INVESTMENT OPPORTUNITY – 7 OF 8 FLATS IN SINGLE TENEMENT – NO STAMP DUTY

36 DEANSTON DRIVE, SHAWLANDS, GLASGOW, G41 3AD

- Located within the popular Shawlands area of Glasgow's South Side
- Rare investment opportunity within thriving residential area
- Attractive corner position
- Well-maintained tenement building
- 4 x 3 beds / 2 x 2 beds / 1 x 1 bed
- Total rental income of £119,820 per annum
- **Offers offer over £1.4 M invited = 8.55% gross yield and 19% discount on valuation**



LOCATION

Shawlands is a popular residential and commercial area of Glasgow situated just 2 miles south of the city centre.

The Sunday Times have named Shawlands the best place to live in Glasgow after releasing their 'Best Places To Live In The UK 2023'.

The subjects are situated on the west side of Deanston Drive at its corner with Skirving Street just a short walk from Kilmarnock Road as well as Queens Park.

Regular bus services operate on Kilmarnock Road and Langside Drive whilst Crossmyloof Railway Station is a 10 minute walk north.

A wide selection of local popular local businesses are found on its doorstep including Moco Hair, Ruby Woo Clothing, Verses Coffee, Piatta, Frankie's Coffee.

FACTORS INFORMATION

The building is currently self-factored by our client.

DESCRIPTION

Attractive blonde sandstone tenement building arranged over ground, first, second and third floors.

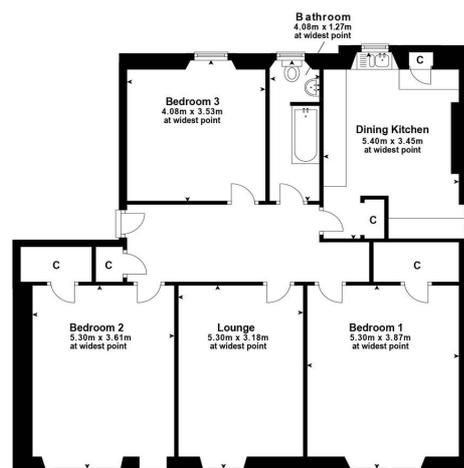
Secure door entry system from street level provides access to well-maintained tenement close.

All of the flats benefit from gas central heating, and double glazing.

SCHEDULE OF ACCOMMODATION

See overleaf.

3 X BEDROOM FLOORPLAN



TENANCY SCHEDULE

Flat	Bedrooms	Dining Kitchen	Rent PCM & PA	Valuation
0/1	1	No	£800 PCM £9,600 PA	£150,000
0/2	3	Yes	£1,850 PCM £22,200 PA	£255,000
1/1	3	Yes	£1,695 PCM £20,340 PA	£275,000
1/2	2	Yes	£895 PCM £10,740 PA	£250,000
2/1	3	Yes	£1,500 PCM £18,000 PA	£275,000
2/2	2	Yes	£1,450 PCM £17,400 PA	£250,000
3/1	3	Yes	£1,795 PCM £21,540 PA	£275,000
		TOTAL	£9,985 PCM £119,820 PA	£1.73M

EPC

Available on request

ASKING TERMS

Offers over **£1,400,000** are invited for our clients heritable interest.

A purchase at this level reflects gross yield of 8.55%

VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059

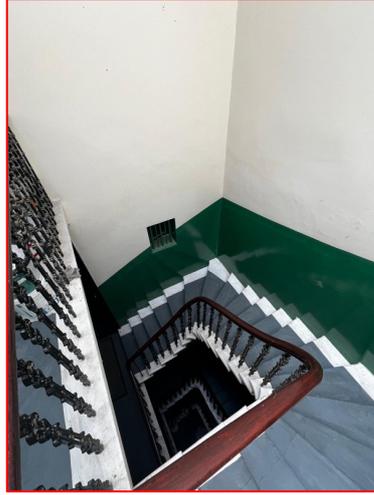
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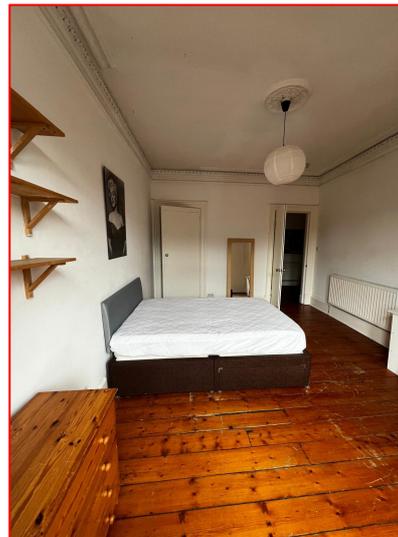
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