



RENTAL INCOME - £7,800 PER ANNUM

ALL LANDLORD HEALTH AND SAFETY CERTIFICATES IN PLACE

LONG TERM TENANT IN SITU

Kilbowie Road, Clydebank, G81 2TX

ATTENTION LANDLORDS - EVE Property are delighted to bring to the open sales market a two-bedroom, first floor flat within Clydebank, West Dunbartonshire. This property is currently tenanted and achieves an annual rental income of £7,800.

Offers Over £59,995



Property Description

Flat 2 is positioned on the first floor of a communal building with secure door entry. The flat is spacious and well presented throughout. The reception hallway is decorated in white tones with laminate flooring that continues to the lounge and both bedrooms. The hallway offers generous storage with all apartments leading off. The living area is bright with a feature electric fire and surround and with natural daylight flooding the room through the large picture window. The kitchen is accessed via the lounge and is fitted with white gloss shaker style units, fitted worktop and is equipped with a washing machine, dishwasher and electric cooker. Both bedrooms are double in size with views to the front and rear of the property. The bathroom completes the accommodation - white three piece suite with electric shower over bath. Further enhancements are gas central heating, double glazing and communal rear patio area.

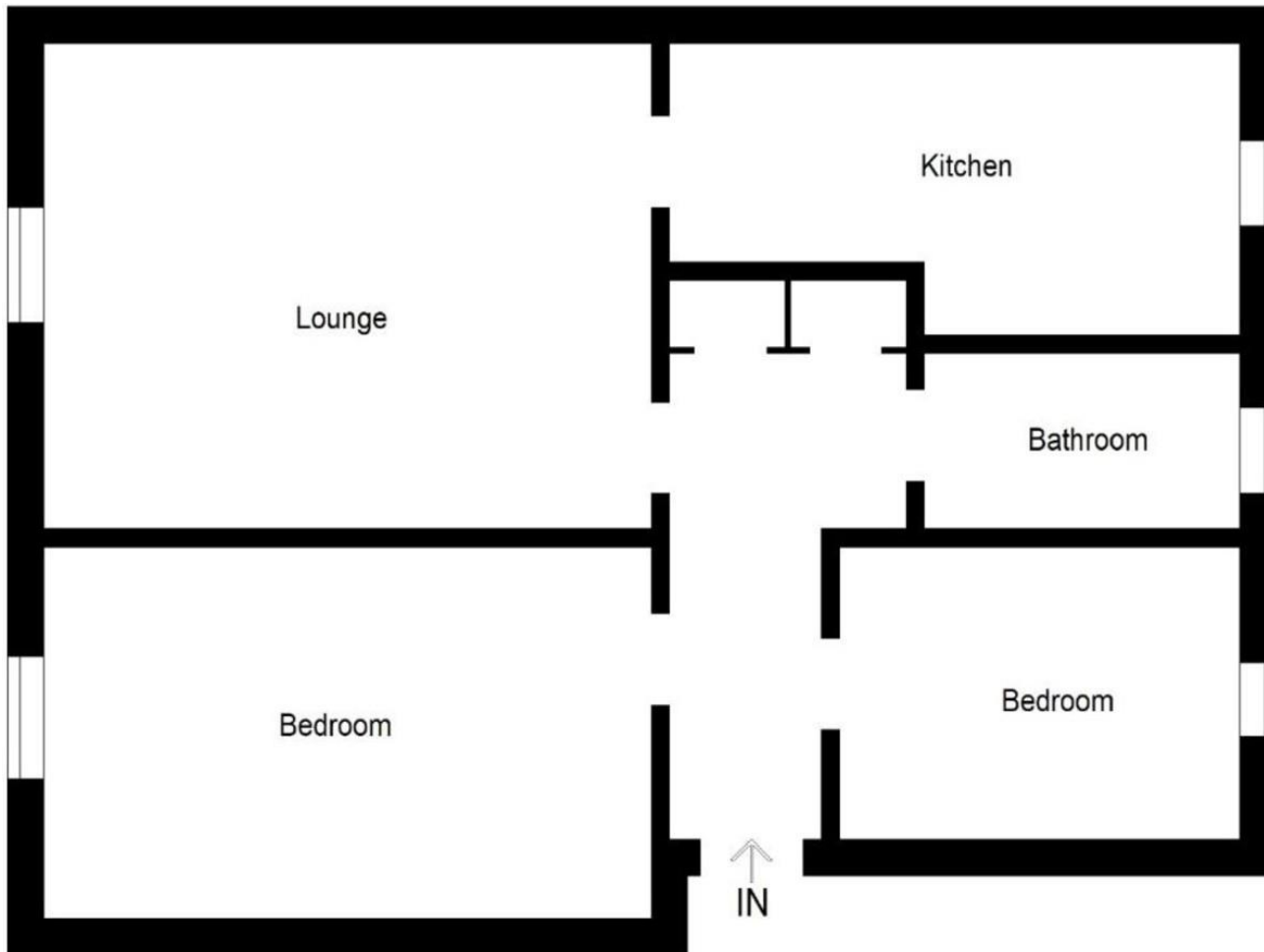
Kilbowie Road, Clydebank is centrally positioned close to A82 road links offering easy access to Clyde Tunnel, Erskine Bridge, M8 and Glasgow Airport. Clydebank College, Clydebank Leisure Centre, Clyde Shopping Centre, Clydebank Business Park and Great Western Road Retail Park are all within a short distance offering an array of shopping and leisure activities. Kilbowie Road is within walking distance to rail and bus links to Glasgow City Centre.

The properties have been well maintained by the current Landlord, all tenancies are currently managed by EVE Property and have all Landlord H&S requirements in place.

Home Reports available on request.







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements