



TENANTED ONE BEDROOM
FIRST FLOOR FLAT

RENTAL INCOME £6,300 PA

ALL SAFETY CERTIFICATES IN
PLACE

READY MADE INVESTMENT

Jean Armour Drive, Clydebank, G81 2EP

Offers Over £49,000

ATTENTION LANDLORDS – EVE Property are delighted to present this fantastic investment opportunity to the open sales market: a well-proportioned one-bedroom first-floor flat located on Jean Armour Drive, Clydebank. Currently tenanted and generating an annual rental income of £6,300, this property offers a ready-made buy-to-let investment with immediate returns.



Property Description

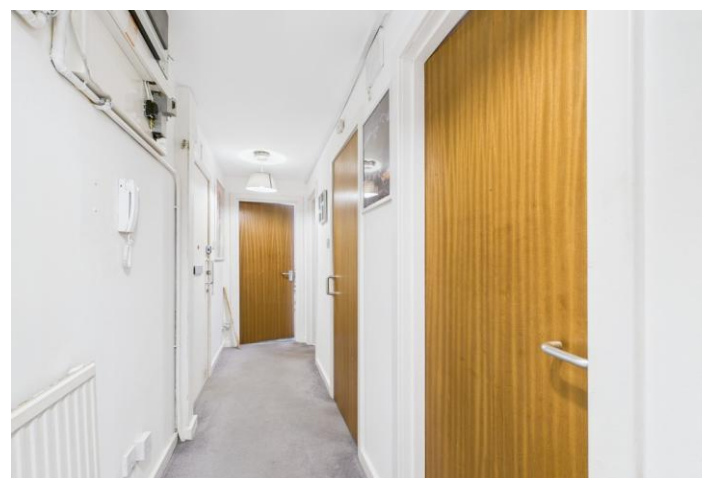
The accommodation comprises an entrance hallway with a spacious storage cupboard and access to all rooms. The bright lounge features neutral décor and carpeted flooring, creating a warm and welcoming living space. The fitted kitchen includes white units with tiled splashback, and is equipped with an electric cooker, washing machine, fridge, and freezer. The double bedroom provides ample space for furnishings, while the modern shower room completes the accommodation.

Further benefits include gas central heating, double glazing, and south-facing windows that allow for excellent natural sunlight throughout the day. Externally, the property enjoys access to well-kept shared rear gardens.

This property has been well cared for by the current landlord. The tenancy is professionally managed by EVE Property, with all required landlord safety and compliance measures in place.

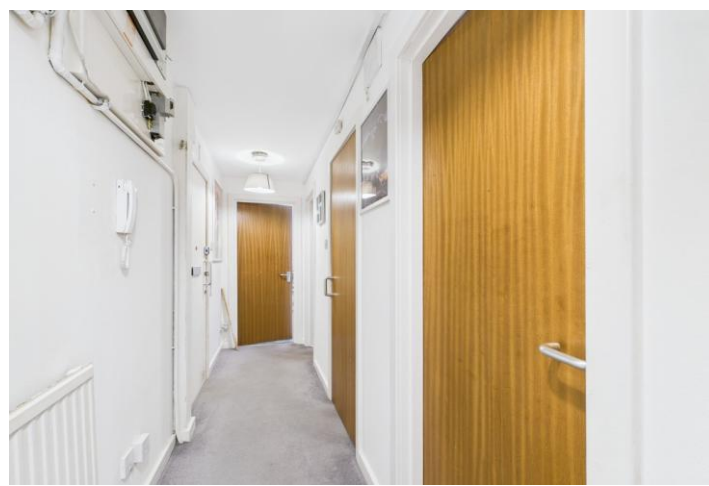
Home Report available on request.

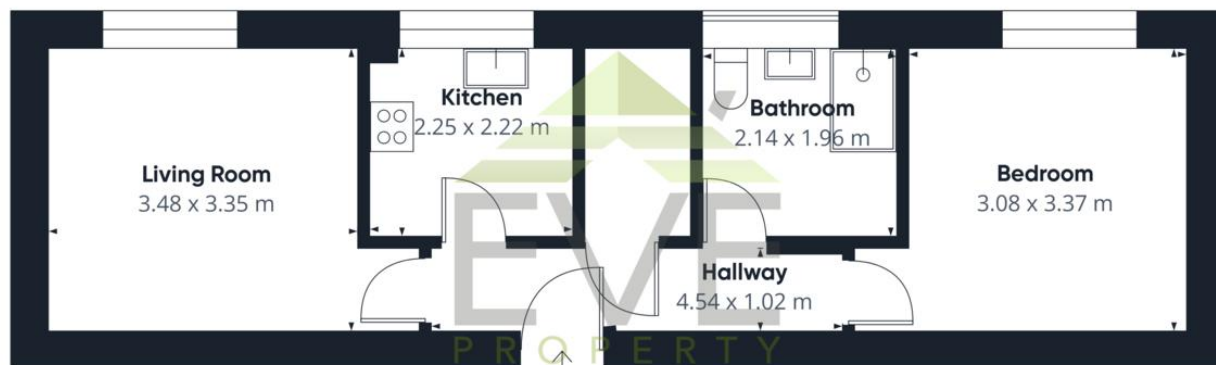
Please call or email for more information or to arrange a viewing.





Jean Armour Drive is ideally located just off Drumry Road, a short drive from the A82, offering excellent transport links to the Clyde Tunnel, Erskine Bridge, M8 motorway, and Glasgow Airport. Nearby amenities include Clydebank College, Clydebank Leisure Centre, Clyde Shopping Centre, Great Western Retail Park, and Clydebank Business Park, providing a wide range of shopping and leisure options. The property is also within walking distance of bus and rail connections to Glasgow City Centre, making it an ideal location for commuters.





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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