



TENANTED TOP FLOOR FLAT

RENTAL INCOME £6300 PA

LONG TERM TENANT IN SITU

ALL SAFETY CERTIFICATES IN PLACE

Bruce Street, Clydebank, West Dunbartonshire, G81 1TT

ATTENTION LANDLORDS - One Bedroom Investment Flat in the Heart of Clydebank

An excellent opportunity for landlords and investors to acquire a one-bedroom top-floor flat in a popular and well-connected Clydebank address.

The property is currently occupied by a long-term tenant, offering an immediate investment opportunity with an annual rental income of £6,300 (potential to increase to £7,000).



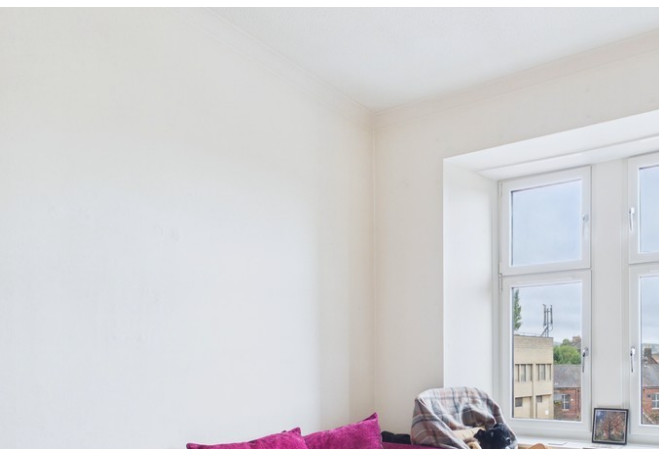
Property Description

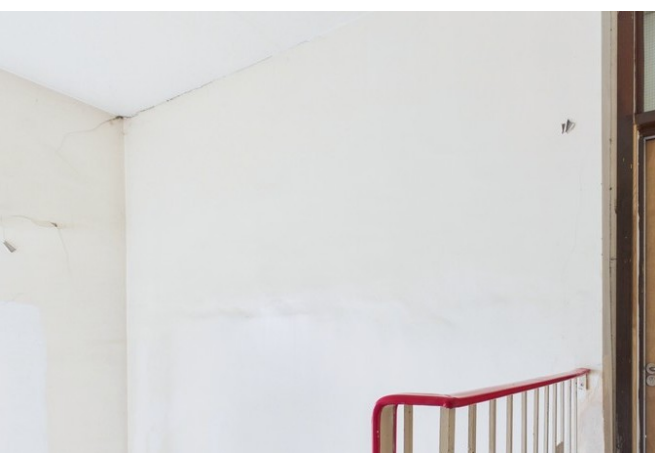
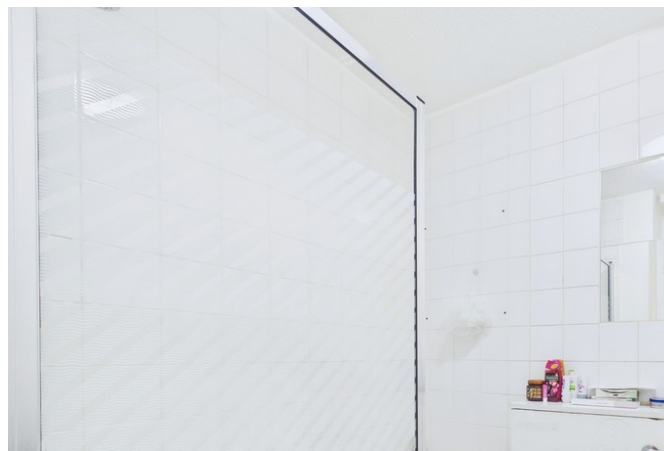
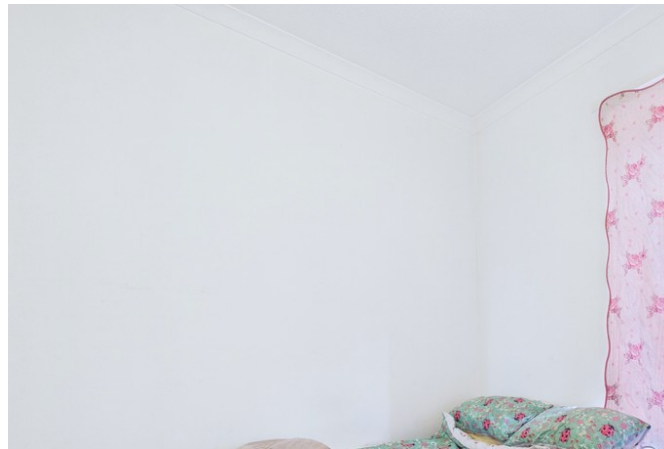
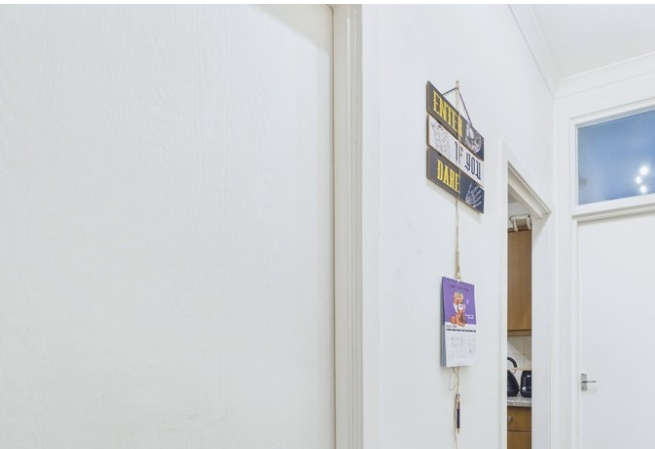
An excellent opportunity for landlords and investors to acquire a one-bedroom top-floor flat in a popular and well-connected Clydebank address.

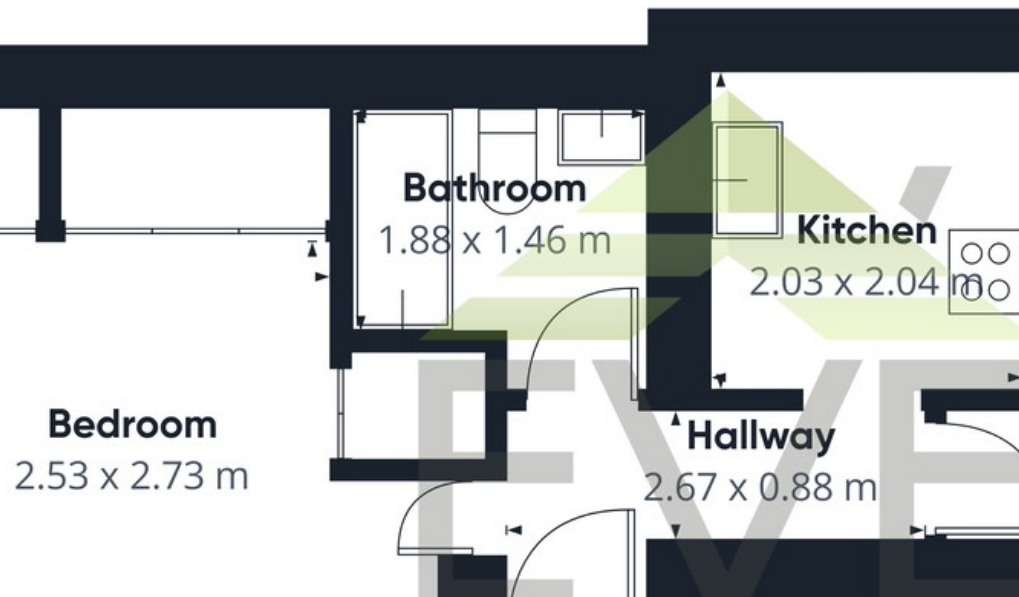
The property is currently occupied by a long-term tenant, offering an immediate investment opportunity with an annual rental income of £6,300. (Over time and in line with the current PRT, this could be increased to £7,000 per annum).

Situated within a traditional tenement building, the property is conveniently located within walking distance of Clydebank Shopping Centre, Clydebank Business Park, the local college campus and swimming baths, making it an attractive location for tenants.

The accommodation benefits from electric heating and double glazing, with the added convenience of residents' and visitor parking to the rear of the building. With a tenant already in place and rental income established, this property represents an appealing addition to an existing portfolio or an opportunity for a first-time landlord looking for a straightforward buy-to-let investment.







1 Herschell Street, Anniesland,
Glasgow, Lanarkshire, G13 1HR

www.eve-property.co.uk
0141 255 0020
hello@eve-property.co.uk

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