

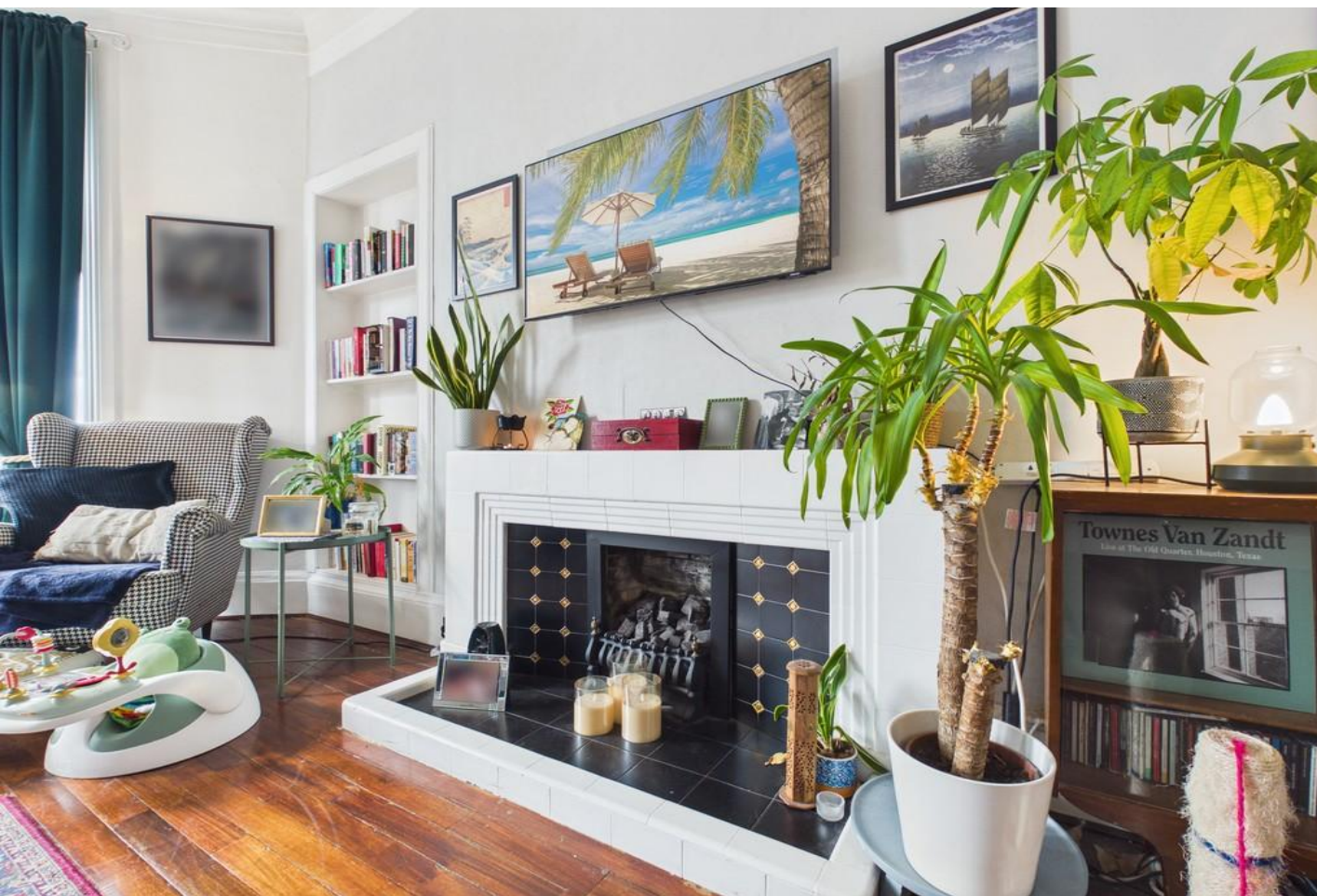


TENANTED TOP FLOOR FLAT  
READY MADE INVESTMENT  
LONG TERM TENANT IN SITU  
RENTAL INCOME £15,000 PA

Crow Road, Hyndland, Glasgow, G11 7HS

Offers Over £275,000

ATTENTION LANDLORDS – EVE Property are delighted to present this fantastic investment opportunity to the open sales market: a spacious two-bedroom top-floor flat located in the desirable address of Crow Road, Broomhill. Currently occupied by long term tenant and generating an annual rental income of £15000, this property offers a ready-made buy-to-let investment.



## Property Description

Currently occupied by a long-term tenant and generating a monthly rental income of £1,250, the property offers a strong, ready-made buy-to-let investment with immediate returns and clear potential to increase to full market value over time. Additionally, the property presents an excellent future opportunity for owner-occupation once the current tenancy comes to an end.

The property is set within a traditional red sandstone tenement, positioned above the shops at Broomhill Cross. The building is self-factored by the owners, with no external factor in place. The location is ideal for a wide range of local amenities including popular cafés, wine bars, and restaurants, as well as Victoria Park, Queen Elizabeth University Hospital, and the Royal Hospital for Children.

Access is via a secure entry system leading to a well-maintained and attractively refurbished tiled communal close.

Occupying the top floor, this bright apartment enjoys spectacular open views and an abundance of natural light throughout. Internally, the accommodation is well laid out, with all apartments accessed from a welcoming reception hallway. A beautiful stained glass panel on the front door provides a nod to the building's original character.

The impressive bay-windowed lounge is front-facing and benefits from open aspects, enhancing the sense of space and light. The fitted kitchen offers a range of floor and wall-mounted units.





There are two generously proportioned double bedrooms, along with a separate dressing area located off the hallway en route to the bathroom. This space has been fitted with hanging rails and shelving and could equally be utilised as a home office or study.

The partially tiled bathroom comprises a modern white three-piece suite with shower over bath and a chrome heated towel rail.

The flat has been fully renovated by the current owner in recent years and has been exceptionally well maintained throughout the current tenancy. Décor is fresh and modern while remaining sympathetic to the age and character of the building. Further features include high ceilings, oak internal doors, and wood flooring throughout, with the exception of the kitchen and bathroom. UPVC double glazing and gas central heating are also in place.

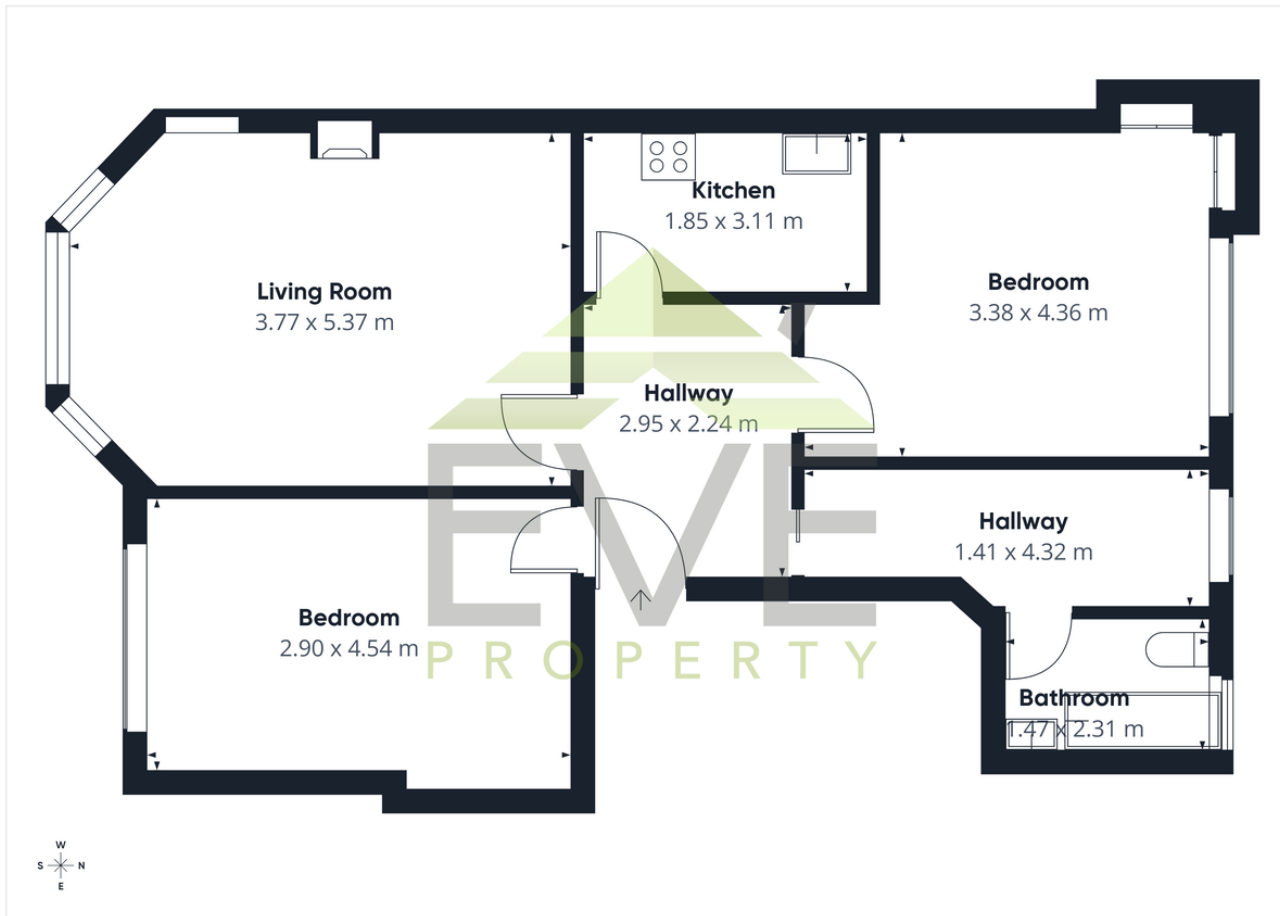


Crow Road offers an excellent selection of local shops and amenities, with further retail options available at a nearby West End Retail Park including Marks & Spencer and Sainsbury's, as well as on Hyndland Road and Byres Road.



The area is exceptionally well served by public transport, with Hyndland, Jordanhill, and Partick railway stations all within close proximity, alongside Partick Underground station. Regular bus services operate along Crow Road and Broomhill Drive.

The location is also convenient for many of Glasgow's major employers, including the BBC, STV, several hospitals, and the University of Glasgow.



Additionally, Glasgow's West End is renowned for its wide range of highly regarded schooling options at nursery, primary, and secondary levels, across both state and private sectors.

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

[www.eve-property.co.uk](http://www.eve-property.co.uk)  
0141 255 0020  
[hello@eve-property.co.uk](mailto: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