



GRANT PROPERTY
INVESTMENT + MANAGEMENT

Glasgow, White Street , G11 5EG

Your property info:

- Entrance Hall
- Open plan/lounge kitchen
- 2 Double Bedrooms
- Bathroom
- **PRIME rental location**
- **Sought after address**
- **0.6 miles from Glasgow University**
- **Close proximity to Byres Rd**
- **Excellent transport links**

Key investment facts

Bedrooms: 2
Size: 86m²

Value when renovated: £220,000 *

Rent pcm: £990
Yield: 5.3%

Purchase price: £184,500
Current Value: £185,000 *
Renovations: £38,220

* RICS Survey available



City facts: Pop: 603,300 , 65,300 Students

Glasgow is Scotland's largest city. There is high demand for student accommodation due to Glasgow achieving the accolade of the largest student population in Scotland. It is one of the most vibrant cities in Europe and hosted the Commonwealth Games in 2014.

Area Info: Located in the sought-after district of Partick, White Street is exceptionally well placed for access to Dumbarton Road and Byres Road. There are a number of cafes, eateries and shops located on the immediate Hyndland Street. Byres Road can be reached within a 5-minute walk which offers a larger selection of restaurants, bars and boutique shopping. Kelvinhall underground station is around the corner on Dumbarton Road which offers quick access to the City centre and beyond.

What makes this a great buy:

Partick is an eclectic neighbourhood with a mix of student and professional renters. The area is sought after due to its convenient location, with a huge variety of shops, bars and West End facilities on the doorstep.

Glasgow University is located 5- 10 minute walk away making this area a student hotspot. Dumbarton Road, the main street within Partick and is famous for its nightlife, with its wide selection of pubs located here.

Byres Road is a short walk away which is frequented with professionals and students, everything you need is a stone throw away.

Bus services operate on neighbouring Hyndland Street, Dumbarton Road and Byres Road and there are underground stations at Partick, Kelvinhall and Hillhead.



[Click for video of renovated Aspen Spec](#)



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Property description

A beautiful two bedroom flat, situated within the heart of the ever-popular district of Partick.

Located within a traditional red sandstone tenement building this property occupies a preferred 1st floor position and is entered via a secure entry system.

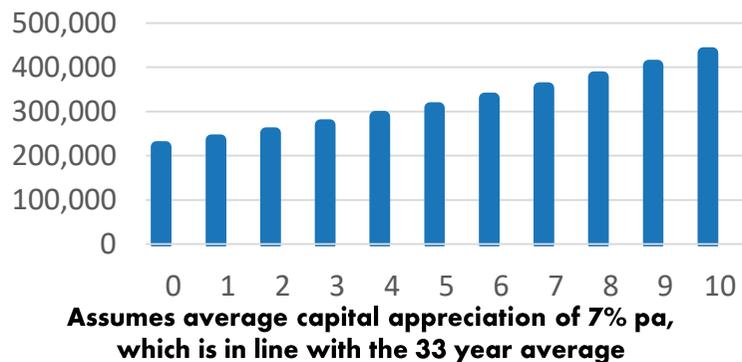
The property comprises of 2 large double bedrooms, a bright and spacious open plan kitchen within the bay windowed lounge and a galley styled bathroom.

There is the added benefit of cornicing and ceiling rose within the lounge.

Your renovations explained.

We renovate properties to improve their value and to increase the rent and yield. We carry out renovations in an 8 week period, for a fixed price. We therefore combine a traditional property with a new interior.

Your property investment shape



Renovations Summary

- + New Kitchen
- + New Bathroom
- + New Central Heating
- + Layout alteration
- + Upgraded Wiring
- + New Flooring
- + Decoration
- + Architect Plans
- + Building Consents

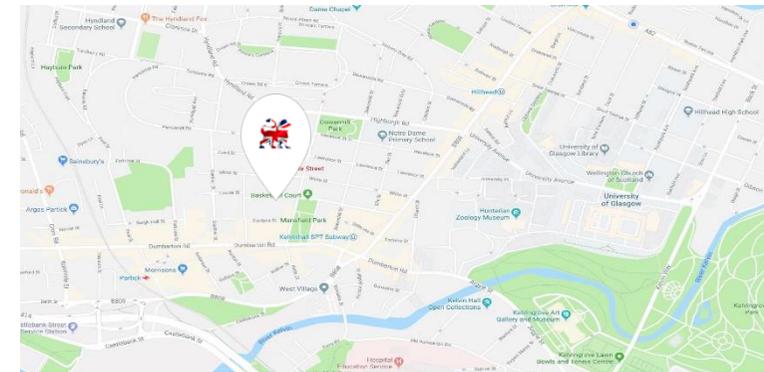


Useful links

- + [How we source properties](#)
- + [Market update](#)



Kelvingrove Art Gallery & Museum



Important Safety Notices

To comply with current UK Law + EU Regulations, we will install all safety and compliance features for only £2,945 (inclusive vat). As these works are carried out at the time of renovation, it minimises the cost and maximises the yield.

A bespoke Letting Strategy will be confirmed at time of securing the property.

Quarterly service charge of £186 which includes building insurance