



Flat 0/1, 2 Turnberry Place
Rutherglen | G73 4QB

pattison&co

Offers Over £72,000



Flat 0/1, 2 Turnberry Place, Rutherglen, G73 4QB

****INVESTOR LANDLORDS ONLY****

This ground floor flat is presented to market in the popular Spittal area of Rutherglen. The property enters on the ground floor giving access to all apartments. Bedrooms 1 and 2 provide space aplenty for a double bed with storage, with the front facing living room leading in to the rear facing kitchen area. The accommodation is completed with a family bathroom. The property benefits from an exclusive front garden area and the specification includes Vokera gas fired boiler and UPVC double glazed window units. This property is sold subject to the existing Tenancy. Long term tenants have been in situ since November 2020 and this property produces a gross annual income of £5,940 with the potential of being increased to £6,600 + based on previous similar rentals in the area (subject to the Scottish Government restrictions set to end in March 2024). The tenancy is a Private Residential Tenancy which will be transferred to the purchaser at completion. A valid Gas Safety Certificate and Electrical Installation Certificate are available to view. This property is a very worthwhile addition to any landlord's investment portfolio and early viewing is encouraged.

Current Rental PCM: £495

Potential Rental PCM: £550 +

EPC Rating – C

Factoring Charges: £34.68 per quarter



All room measurements are taken at the longest and widest points and are approximate only:-

Hallway: 4.50m x 5.18m

Living Room: 5.01m x 3.40m

Kitchen: 3.20m x 2.60m

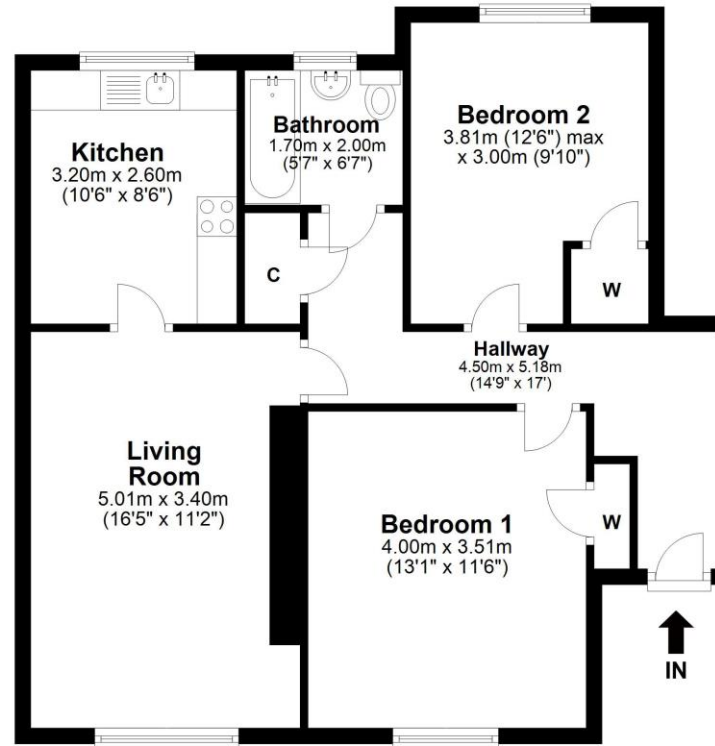
Bedroom 1: 4.00m x 3.51m

Bedroom 2: 3.81m x 3.00m

Bathroom: 1.70m x 2.00m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Total area: approx. 67.7 sq. metres (728.2 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.