



**75 + 77 BERKELEY STREET**  
KELVINGROVE G3 7DX



Boasting an extremely central position between Glasgow's City Centre and West End, this interesting collection of eight one and two bedroom apartments is a superb, long-term buy to let portfolio and also has fantastic potential as Air BnB type accommodation.

This interesting collection of eight apartments has been formed through the careful conversion of two neighbouring Townhouses on Berkely Street. Originally converted around thirty years ago, the properties have had encouraging levels of occupancy and have proven to be excellent Buy To Let homes which attract students, professional couples etc. With a current monthly rental income of approximately £6,000 when fully occupied, the portfolio is available to be bought as one investment, with all tenants in situ who have short assured tenancy agreements (details can be provide upon application).

The attached floorplans will provide you with an indication of the layout and size of each apartment and block viewings can be arranged during which all apartments can be viewed.

Number 75 consists of four, spacious, two bedroom apartments which are spread over basement, ground, first floor and attic levels.

Number 77 consists of three, two bedroom apartments at basement, ground and first floor levels with a more compact one bedroom attic flat at the top.

A major benefit of this interesting investment portfolio is the presence of private parking spaces at the rear of the townhouses, which are accessed via Granville Street and Elderslie Street.



## NUMBER 75

Four spacious two bedroom apartments:

- Basement apartment
- Ground floor apartment
- First floor apartment
- Attic level apartment

## NUMBER 77

Three, two bedroom apartments:

- Basement apartment
- Ground floor apartment
- First floor apartment

One compact one bedroom apartment:

- Attic level apartment

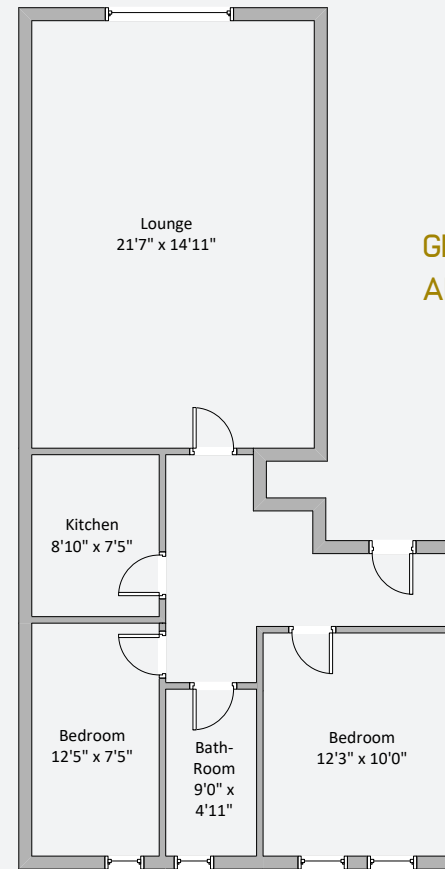






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ATTIC APARTMENT

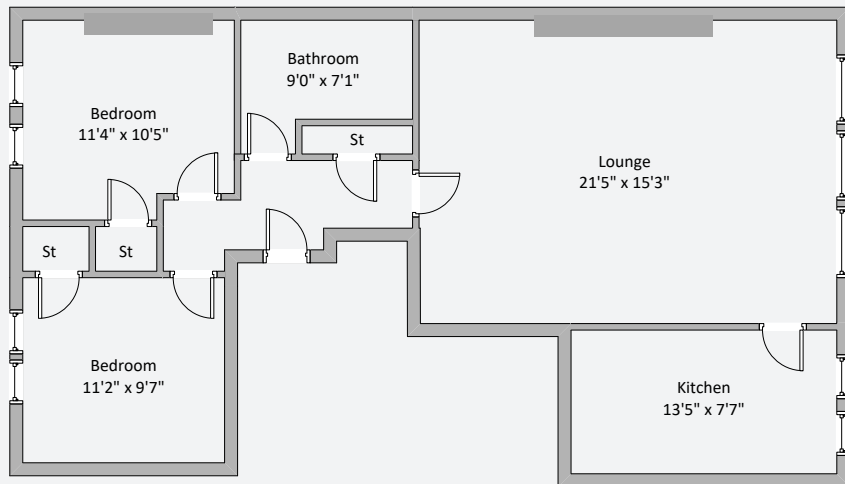


GROUND FLOOR  
APARTMENT

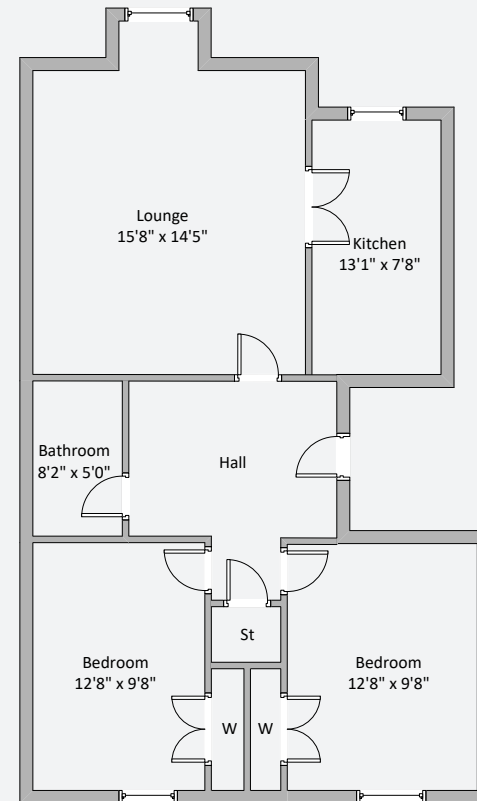


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### FIRST FLOOR APARTMENT



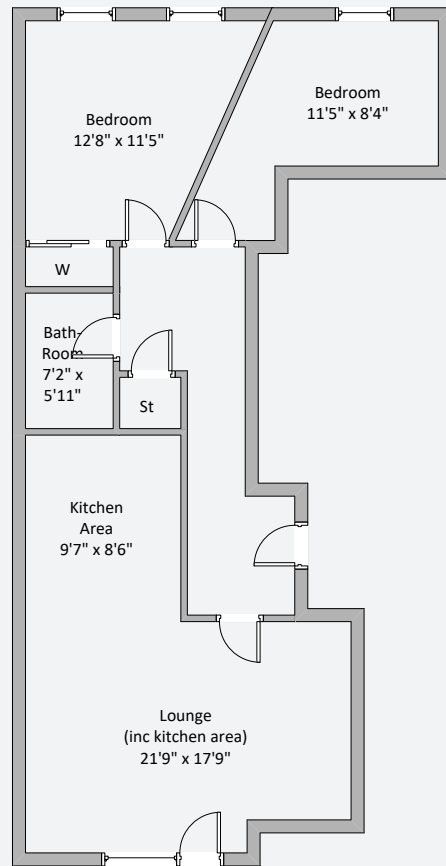
### TOP FLOOR APARTMENT



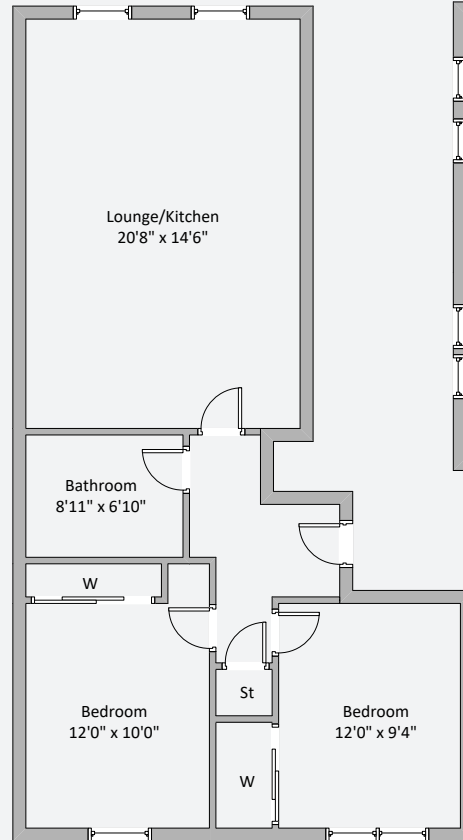


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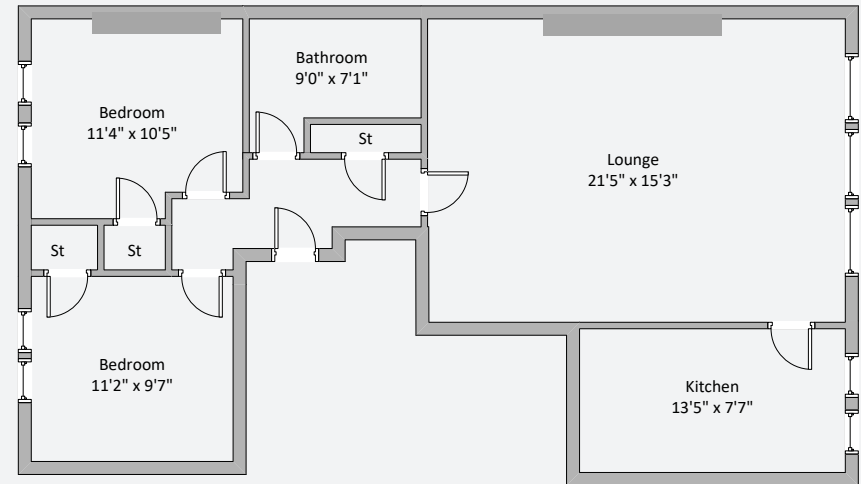
BASEMENT APARTMENT



GROUND FLOOR APARTMENT

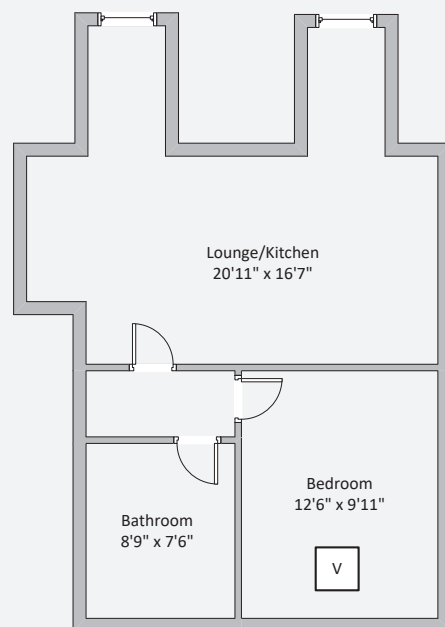


FIRST FLOOR APARTMENT



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TOP FLOOR APARTMENT



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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



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