

LET PROPERTY PACK

INVESTMENT INFORMATION

Scalloway Road Gartcosh,
Glasgow, G69 8LH

193134566

 www.letproperty.co.uk





Property Description

Our latest listing is in Scalloway Road
Gartcosh, Glasgow, G69 8LH

This property has a potential to rent for **£1,400**
which would provide the investor a Gross Yield
of **6.0%** if the rent was increased to market
rate.

**As the property is found within an ideal
family area, it will prove to be a reliable
investment as it provides rewarding returns.**

**Don't miss out on this fantastic investment
opportunity...**



Scalloway Road Gartcosh,
Glasgow, G69 8LH

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Property Key Features

4 Bedroom

2 Bathroom

Spacious Lounge

Private Driveway

Factor Fees: £0.00

Market Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £280,000.00 and borrowing of £210,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 280,000.00

25% Deposit	£70,000.00
Stamp Duty ADS @ 6%	£16,800.00
Legal Fees	£1,000.00
Total Investment	£87,800.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,400
Mortgage Payments on £210,000.00 @ 5%	£875.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£140.00
Total Monthly Costs	£1,030.00
Monthly Net Income	£370.00
Annual Net Income	£4,440.00
Net Return	5.06%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£1,640.00**
Adjusted To

Net Return **1.87%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£240.00**
Adjusted To

Net Return **0.27%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £372,500.00.

 Floorplan



£260,000

4 bedroom detached house for sale

Scalloway Road, Glasgow, G69

NO LONGER ADVERTISED SOLD STC

Key features

Detached Villa, Ideal For Younger & Older Families | Walk In Condition | Reception Hall, Family Size Lounge | Dining Room, Office/Study | Fitted ...

Marketed from 7 Feb 2020 to 17 Mar 2020 (38 days) by Purplebricks, covering Scotland

Sold price history

12 Nov 2021 £372,500

+ Add to report

 Floorplan



£249,500

4 bedroom detached house for sale

Scalloway Road, Gartcosh, Glasgow, North Lanarkshire, G69

NO LONGER ADVERTISED SOLD STC

Key features

EER: C

Marketed from 27 Jan 2021 to 31 Mar 2021 (63 days) by Countrywide, Baillieston

Sold price history

11 May 2021 £265,600

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500.00 based on the analysis carried out by our letting team at **Let Property Management**.



4 bedroom detached house

Duror Drive, Gartcosh

NO LONGER ADVERTISED

LET AGREED

Key features

4 bedrooms | Modern contemporary accommodation throughout |
Fantastic dual aspect open plan lounge/kitchen area | Dining room | Solar ...

Marketed from 22 Feb 2023 to 9 Mar 2023 (15 days) by R & G Estate Agents Limited, Kirkintilloch

+ Add to report



4 bedroom house

Gartloch Court, Gartloch Village, GLASGOW, Lanarkshire, G69

NO LONGER ADVERTISED

LET AGREED

Key features

Stunning unfurnished modern townhouse. | Driveway and garage both
provided. | Easily commutable to Glasgow and Edinburgh.

Marketed from 5 Oct 2021 to 19 Nov 2021 (45 days) by Fineholm, Glasgow

+ Add to report

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- ✓ Tenancy Agreement in place: **N/A**
- ✓ Standard Short Assured Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



www.letproperty.co.uk

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8LH

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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