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LET PROPERTY PACK

INVESTMENT INFORMATION

Hillcrest Carmunnock, Clarkston, Glasgow, G76 9DR

201102997

🌐 www.letproperty.co.uk





Property Description

Our latest listing is in Hillcrest Carmunnock, Clarkston, Glasgow, G76 9DR

This property has a potential to rent for £1,400 which would provide the investor a Gross Yield of 6.5% if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would a great long term investment for an investor.

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







Hillcrest Carmunnock, Clarkston, Glasgow, G76 9DR

201102997

3 bedrooms Factor Fees: £0.0

2 bathroom

Great Condition

Close proximity to valuable amenities

Factor Fees: £0.00 Ground Rent: N/A Lease Length: N/A Market Rent: £1,400







Kitchen









Bedrooms





Bathroom





Exterior





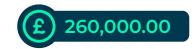
Initial Outlay





Figures based on assumed purchase price of £260,000.00 and borrowing of £195,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£65,000.00
Stamp Duty ADS @ 6%	£15,600.00
LBTT Charge	£2,600
Legal Fees	£1,000.00
Total Investment	£84,200.00





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 £195,000.00 @ 5%	£812.50		
est. Building Cover (Insurance) £15.00			
Approx. Factor Fees	£0.00		
Ground Rent	N/A		
Letting Fees	£140.00		
Total Monthly Costs	£967.50		
Monthly Net Income	£432.50		
Annual Net Income	£5,190.00		
Net Return	<mark>6.16%</mark>		

Return Stress Test Analysis Report





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

Annual Net Income **£2,390.00** Adjusted To

Net Return 2.84%

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

Annual Net Income **£1,290.00** Adjusted To

Net Return 1.53%

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 £525,000.



£525,000

- Floorplan

ragwell Park, Carmunnock, Glasgow, G769HA	+ Add to report
NO LONGER ADVERTISED UNDER OFFER	
Striking architecturally designed family home. Thorough	nly immaculate interior with
high standar	
high standar SOLD PRICE HISTORY	
	£625,00
SOLD PRICE HISTORY	£625,00 £417,00



5 bedroom detached villa for sale

Windlaw Road, Carmunnock, Glasgow, G76 9DW

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Five Bedroom | Detached Home | Carmunnock Village Location | Large Room Sizes | Original Features...

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- Floorplan

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,700 based on the analysis carried out by our letting team at **Let Property Management**.



£1,700 pcm





Available Now; The accommodation is immaculately presented throughout and extends to entrance hal...

Marketed from 14 Mar 2023 to 17 Apr 2023 (34 days) by Zone, Glasgow



£1,550 pcm

3 bedroom semi-detached house

Clarkston Road, Glasgow

+ Add to report

+ Add to report

NO LONGER ADVERTISED

THREE BEDROOMS | UNFURNISHED | GAS CENTRAL HEATING | GARDEN | DRIVEWAY | COUNCIL TAX BAND E | EPC...

Marketed from 7 Sep 2023 to 27 Nov 2023 (80 days) by Penny Lane Homes Ltd, Renfrew

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 Tenancy Agreement In Place: **N/A**



Payment history: N/A

Current term of tenancy: N/A



Fully compliant tenancy: N/A

Fully compliant tenancy including EICR & Gas Safety in order

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

Hillcrest Carmunnock, Clarkston, Glasgow, G76 9DR

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.

