

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Carnoustie Street,  
Glasgow, G5 8PN

216089014

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Carnoustie Street, Glasgow, G5 8PN

Get instant cash flow of **£1,595** per calendar month with a **8.5%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Carnoustie Street,  
Glasgow, G5 8PN

216089014



## Property Key Features

7 Bedrooms

3 Bathrooms

Ensuite

Well-Maintained Property

Spacious Rooms

Contemporary Kitchen

Secure car parking garage  
located at basement level

Ideal for Working Professionals

Factor Fees: £250 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,595

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £225,000.00 and borrowing of £168,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 225,000.00

25% Deposit

£56,250.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£1,600

Legal Fees

£1,000.00

Total Investment

£76,850.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,595 per calendar month



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.



<b>Returns Based on Rental Income</b>	<b>£1,595</b>
Mortgage Payments on £168,750.00 @ 5%	<b>£703.13</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£250.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£159.50</b>
<b>Total Monthly Costs</b>	<b>£1,127.63</b>
<b>Monthly Net Income</b>	<b>£467.38</b>
<b>Annual Net Income</b>	<b>£5,608.50</b>
<b>Net Return</b>	<b>7.30%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,418.50**  
Adjusted To

Net Return                      **3.15%**

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

Annual Net Income      **£2,233.50**  
Adjusted To

Net Return                      **2.91%**



# 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 £235,000.



£235,000

## 3 bedroom duplex for sale

+ Add to report

Partick Bridge Street, Flat 5/2, Partick, G11 6PN

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Dec 2024 to 28 Feb 2025 (79 days) by Clyde Property, Westend

A spacious three-bedroom duplex apartment which benefits from a central location on Partick Bridg...



£229,000

## 3 bedroom duplex for sale

+ Add to report

Albert Road, Flat 3/2, Queens Park, Glasgow, G42 8DN

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 27 May 2024 to 13 Aug 2024 (78 days) by Clyde Property, Shawlands

Duplex | Three Bedroom | Secure Entry | Storage | Gas Central Heating

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,855 based on the analysis carried out by our letting team at **Let Property Management**.



£1,855 pcm

## 3 bedroom duplex

+ Add to report

Hayburn Lane, Glasgow, G12

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Feb 2025 to 25 Mar 2025 (43 days) by DJ Alexander, Glasgow

3 Bedrooms | 3 Bathrooms | 2 Reception Rooms | West End Location | Allocated Parking | Unfurnished



£1,650 pcm

## 3 bedroom duplex

+ Add to report

7 Randolph Gate, Jordanhill, G11 7DH

CURRENTLY ADVERTISED

Marketed from 10 Apr 2025 by Property Bureau, Bearsden

Three bedroomed Duplex | Two private parking spaces, Secure Entry | Unfurnished | Fantastic West ...

# 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: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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](http://www.letproperty.co.uk)

Carnoustie Street, Glasgow, G5 8PN

PROPERTY ID: 216089014

Interested in this  
**property investment?**

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.



**LETPROPERTY**