

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Boydstone Road, Glasgow,  
G46

218794126

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





## Property Description

Our latest listing is in Boydstone Road, Glasgow, G46

Get instant cash flow of **£500** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£768** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Boydstone Road,  
Glasgow, G46

218794126



## Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £768



# Lounge



# Kitchen

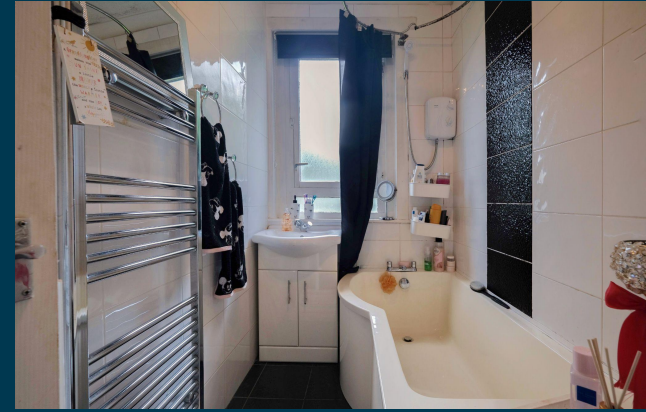




# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 8%	£8,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£34,000.00

# 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.



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 768

Returns Based on Rental Income	£500	£768
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£50.00	£76.80
Total Monthly Costs	£377.50	£404.30
Monthly Net Income	£122.50	£363.70
Annual Net Income	£1,470.00	£4,364.40
Net Return	4.32%	12.84%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,828.40**  
Adjusted To

Net Return                      **8.32%**

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

Annual Net Income      **£2,864.40**  
Adjusted To

Net Return                      **8.42%**

# 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 £110,000.



£110,000

## 2 bedroom flat for sale

Boydstone Road, Thornliebank, G46

CURRENTLY ADVERTISED

SOLD STC

Marketed from 9 May 2025 by Kelly Residential, Newton Mearns

+ Add to repor



£100,000

## 2 bedroom ground floor flat for sale

Boydstone Road, Thornliebank, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Jul 2024 to 4 Oct 2024 (73 days) by Allen & Harris, Clarkston Glasgow

+ Add to re



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 2 bedroom flat

Boydstone Road, Thornliebank, Glasgow, G46

NO LONGER ADVERTISED

Marketed from 10 Aug 2023 to 24 Aug 2023 (13 days) by Robb Residential, Glasgow

+ Add to report



£850 pcm

## 2 bedroom flat

Glasgow, Glasgow, G46

NO LONGER ADVERTISED

Marketed from 16 Jul 2024 to 17 Jul 2024 (1 days) by OpenRent, London

+ 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: **Yes**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



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



Fully compliant tenancy: **Yes**

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.





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PROPERTY ID: 218794126

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**