

LET PROPERTY PACK

INVESTMENT INFORMATION

Oronsay Road, Airdrie, ML6

220114835

 www.letproperty.co.uk





Property Description

Our latest listing is in Oronsay Road, Airdrie, ML6

Get instant cash flow of **£600** per calendar month with a **12.0%** Gross Yield for investors.

This property has a potential to rent for **£749** which would provide the investor a Gross Yield of **15.0%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Oronsay Road, Airdrie,
ML6

220114835



Property Key Features

3 Bedroom

1 Bathroom

Spacious Lounge

Functional fitted Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £749

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 8%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£20,800.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 749



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	£600	£749
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£74.90
Total Monthly Costs	£262.50	£277.40
Monthly Net Income	£337.50	£471.60
Annual Net Income	£4,050.00	£5,659.20
Net Return	19.47%	27.21%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,161.20**
Adjusted To

Net Return **20.01%**

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

Annual Net Income **£4,759.20**
Adjusted To

Net Return **22.88%**

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 £145,000.



£145,000

3 bedroom flat for sale

Grahamshill Street, Airdrie

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 31 Mar 2025 to 5 Jul 2025 (95 days) by Kirkland Estate Agents, Coatbridge

+ Add to report



£144,995

3 bedroom flat for sale

Drumbathie Road, Airdrie, ML6

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Oct 2024 to 6 Feb 2025 (114 days) by Abode Estate Agency, Airdrie

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom flat

Calder Glen Court, Airdrie, ML6

NO LONGER ADVERTISED

Marketed from 8 Jul 2025 to 19 Aug 2025 (41 days) by Rent Locally, Hamilton

+ Add to report



£695 pcm

3 bedroom flat

Calder Glen Courts, Airdrie, North Lanarkshire, ML6

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jun 2025 to 24 Jul 2025 (42 days) by DJ Alexander, 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: **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.



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Oronsay Road, Airdrie, ML6

PROPERTY ID: 220114835

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.



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