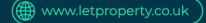


LET PROPERTY PACK

INVESTMENT INFORMATION

Dornoch Place, Glasgow, G74

219004418









Property Description

Our latest listing is in Dornoch Place, Glasgow, G74

Get instant cash flow of £515 per calendar month with a 7.7% Gross Yield for investors.

This property has a potential to rent for £770 which would provide the investor a Gross Yield of 11.6% 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...







Dornoch Place, Glasgow, G74



Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £515

Market Rent: £770

219004418

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









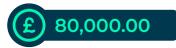
Initial Outlay





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£20,000.00**

Stamp Duty ADS @ 8% **£6,400.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £27,400.00

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 £515 per calendar month but the potential market rent is

(た)	770
1	

Returns Based on Rental Income	£515	£770
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£51.46	£77.00
Total Monthly Costs	£316.46	£342.00
Monthly Net Income	£198.12	£428.00
Annual Net Income	£2,377.46	£5,136.00
Net Return	8.68%	18.74%

Return Stress Test Analysis Report





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

Annual Net Income

£3,596.00

Adjusted To

Net Return

13.12%

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

Annual Net Income

£3,936.00

Adjusted To

Net Return

14.36%

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 £90,000.



2 bedroom apartment for sale

+ Add to report

Burncrooks Avenue, West Mains, EAST KILBRIDE

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 16 Apr 2024 to 11 Oct 2024 (177 days) by Home Connexions, East Kilbride

£90,000



+ Add to repo

Falkland Drive, West Mains, East Kilbride, G74

NO LONGER ADVERTISED

Marketed from 27 Oct 2023 to 14 Feb 2024 (110 days) by Joyce Heeps Homes, East Kilbride

£87,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom apartment

+ Add to report

Burncrooks Avenue, West Mains, East Kilbride

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Oct 2024 to 12 May 2025 (214 days) by ALLISON RESIDENTIAL LETTINGS LTD, Newton Mearns



£750 pcm

2 bedroom flat

+ Add to report

Dornoch Place, East Kilbride, South Lanarkshire, G74

(NO LONGER ADVERTISED)

Marketed from 18 Nov 2024 to 27 Nov 2024 (8 days) by THOMSON RESIDENTIAL, Glasgow

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.





Interested in this property investment?

Call us on **0141 478 0985**

Dornoch Place, Glasgow, G74



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.