

LET PROPERTY PACK

INVESTMENT INFORMATION

Redbrae Road,
Kirkintilloch, Glasgow, G66

220983945

 www.letproperty.co.uk





Property Description

Our latest listing is in Redbrae Road, Kirkintilloch, Glasgow, G66

Get instant cash flow of **£540** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,033** which would provide the investor a Gross Yield of **11.4%** 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...



Redbrae Road,
Kirkintilloch, Glasgow,
G66

220983945



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £540

Market Rent: £1,033

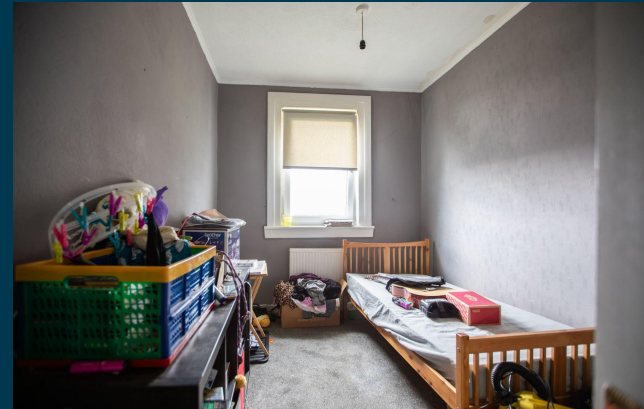
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 109,000.00

25% Deposit	£27,250.00
Stamp Duty ADS @ 8%	£8,720.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£36,970.00

Projected Investment Return



The monthly rent of this property is currently set at £540 per calendar month but the potential market rent is

£ 1,033

Returns Based on Rental Income	£540	£1,033
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£54.00	£103.30
Total Monthly Costs	£409.63	£458.93
Monthly Net Income	£130.38	£574.08
Annual Net Income	£1,564.50	£6,888.90
Net Return	4.23%	18.63%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,822.90**
Adjusted To

Net Return **13.05%**

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

Annual Net Income **£5,253.90**
Adjusted To

Net Return **14.21%**

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 £144,000.



£144,995

3 bedroom flat for sale

Rose Street, Kirkintilloch, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Jan 2025 to 1 Jul 2025 (152 days) by R & G Estate Agents Limited, Kirkintilloch

+ Add to report



£90,000

3 bedroom flat for sale

Meiklehill road, East Dunbartonshire, G66

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Sep 2024 to 23 Jan 2025 (120 days) by Purplebricks New Homes, Nationwide

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

3 bedroom flat

+ Add to report

The Arches View, Lenzie, Kirkintilloch

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Oct 2024 to 1 Nov 2024 (8 days) by CODA Estates Ltd, Glasgow Lenzie



£1,195 pcm

3 bedroom flat

+ Add to report

Kirkintilloch Road, Lenzie, Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2025 to 2 Sep 2025 (46 days) by CODA Estates Ltd, Glasgow Lenzie

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: **4+ years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for the 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: 220983945

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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