

LET PROPERTY PACK

INVESTMENT INFORMATION

Smithycroft Way, Blantyre,
G72

221726619

 www.letproperty.co.uk





Property Description

Our latest listing is in Smithycroft Way, Blantyre, G72

Get instant cash flow of **£1,000** per calendar month with a **6.9%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Smithycroft Way,
Blantyre, G72

221726619



Property Key Features

2 Bedrooms

2 Bathroom

Designed for Comfortable Living

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

Lounge



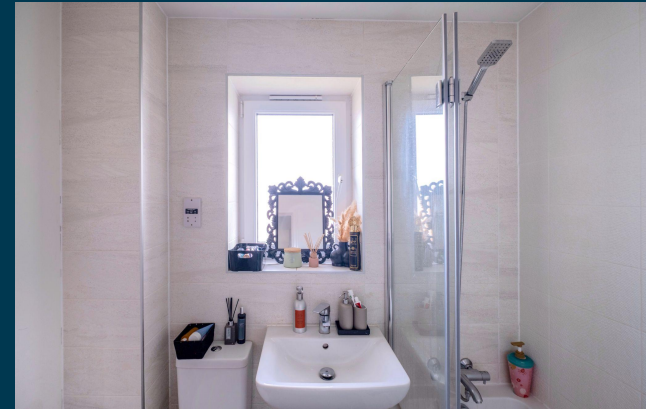
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 175,000.00

25% Deposit	£43,750.00
Stamp Duty ADS @ 8%	£14,000.00
LBTT Charge	£600
Legal Fees	£1,000.00
Total Investment	£59,350.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month.

Returns Based on Rental Income	£1,000
Mortgage Payments on £131,250.00 @ 5%	£546.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£100.00
Total Monthly Costs	£661.88
Monthly Net Income	£338.13
Annual Net Income	£4,057.50
Net Return	6.84%

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 **£2,057.50**
Adjusted To

Net Return **3.47%**

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

Annual Net Income **£1,432.50**
Adjusted To

Net Return **2.41%**

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 £265,000.



£265,000

2 bedroom end of terrace house for sale

+ Add to re

Coalburn Park, Uddingston, G71

CURRENTLY ADVERTISED

Marketed from 24 Sep 2025 by Lanarkshire Law Estate Agents, Bellshill



£199,995

2 bedroom end of terrace house for sale

+ Add

MAY STREET, HAMILTON

CURRENTLY ADVERTISED

SOLD STC

Marketed from 28 Jun 2025 by Nicola Kennedy Residential, Uddingston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,700 based on the analysis carried out by our letting team at **Let Property Management**.



£1,700 pcm

2 bedroom terraced house

Kenmar Terrace, Hamilton, ML3

NO LONGER ADVERTISED

Marketed from 6 Nov 2024 to 26 Nov 2024 (19 days) by OpenRent, London

+ Ac



£1,200 pcm

2 bedroom terraced house

Croftbank Crescent, Bothwell, Bothwell

NO LONGER ADVERTISED

Marketed from 4 Sep 2024 to 8 Oct 2024 (33 days) by Ronald Ross, Glasgow

+ Ad

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
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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Smithycroft Way, Blantyre, G72

PROPERTY ID: 221726619

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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