

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Vere Road, Kirkmuirhill,  
ML11

219683666

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





## Property Description

Our latest listing is in Vere Road, Kirkmuirhill, ML11

Get instant cash flow of **£895** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,075** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Vere Road, Kirkmuirhill,  
ML11

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## Property Key Features

**3 Bedrooms**

**2 Bathrooms**

**Spacious Rooms**

**Well Maintained Property**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £895**

**Market Rent: £1,075**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 200,000.00

25% Deposit	£50,000.00
Stamp Duty ADS @ 8%	£16,000.00
LBTT Charge	£1,100
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£68,100.00</b>

# Projected Investment Return



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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 £895 per calendar month but the potential market rent is

£ 1,075

Returns Based on Rental Income	£895	£1,075
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent		Freehold
Letting Fees	£89.50	£107.50
Total Monthly Costs	£729.50	£747.50
Monthly Net Income	£165.50	£327.50
Annual Net Income	£1,986.00	£3,930.00
Net Return	2.92%	5.77%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£1,780.00</b>
Adjusted To	
Net Return	<b>2.61%</b>

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

Annual Net Income	<b>£930.00</b>
Adjusted To	
Net Return	<b>1.37%</b>

# 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 £169,995.



£169,995

## 3 bedroom link detached house for sale

[+ Add to report](#)

Vere Road, Kirkmuirhill, South Lanarkshire, ML11

NO LONGER ADVERTISED

Marketed from 1 Apr 2025 to 9 Jun 2025 (69 days) by Jewel Homes, Coatbridge



£139,995

## 3 bedroom link detached house for sale

[+ Add to report](#)

Vere Road, Kirkmuirhill, South Lanarkshire, ML11

NO LONGER ADVERTISED

Marketed from 10 Oct 2025 to 20 Nov 2025 (40 days) by Jewel Homes, Coatbridge

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



## 3 bedroom semi-detached house

[+ Add to report](#)

Watstone Farm, Larkhall, ML9

NO LONGER ADVERTISED

Marketed from 16 Aug 2024 to 13 Sep 2024 (27 days) by Keller Williams Scotland, Scotland

£1,400 pcm



## 3 bedroom end of terrace house

[+ Add to report](#)

Priory Road, Lesmahagow, Lanark, ML11

NO LONGER ADVERTISED

Marketed from 13 Nov 2025 to 12 Dec 2025 (28 days) by OpenRent, London

£1,050 pcm

# 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.



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

Vere Road, Kirkmuirhill, ML11

PROPERTY ID: 219683666



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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