

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Kilcreggan View, Greenock,  
PA15

227594544

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





## Property Description

Our latest listing is in Kilcreggan View, Greenock, PA15

This property has a potential to rent for **£562** which would provide the investor a Gross Yield of **16.9%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



Kilcreggan View,  
Greenock, PA15

227594544



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Living Spaces**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £562**

**Market Rent: £562**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## PROPERTY VALUATION

£ 40,000.00

ADS @ 8%	£3,200
Legal Fees	£1,000
Total Investment	£44,200

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£562
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£56.20
<b>Total Monthly Costs</b>	<b>£71.20</b>
<b>Monthly Net Income</b>	<b>£490.80</b>
<b>Annual Net Income</b>	<b>£5,889.60</b>
<b>Net Return</b>	<b>13.32%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,766**  
Adjusted To

Net Return                      **10.78%**



# 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 £42,000.



£42,000

## 2 bedroom flat for sale

Kilcreggan View, Greenock, Inverclyde, PA15

CURRENTLY ADVERTISED

Marketed from 10 Jun 2026 by Slater Hogg & Howison, Greenock



£36,000

## 2 bedroom flat for sale

Kilcreggan View, Greenock

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 5 Jun 2026 by Rojoe Properties, Greenock

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



**£625 pcm**

## 2 bedroom flat

Kilcreggan View, Inverclyde, Greenock, PA15






**CURRENTLY ADVERTISED**

Marketed from 22 Apr 2026 by Bowman Rebecchi, Gourock

# Current Tenant Profile



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 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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Kilcreggan View, Greenock, PA15

PROPERTY ID: 227594544

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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