

LET PROPERTY PACK

INVESTMENT INFORMATION

Braehead Road, Kildrum,
Cumbernauld,
Glasgow, G67

219289227

 www.letproperty.co.uk





Property Description

Our latest listing is in Braehead Road, Kildrum, Glasgow, G67

Get instant cash flow of **£675** per calendar month with a **16.2%** Gross Yield for investors.

This property has a potential to rent for **£683** which would provide the investor a Gross Yield of **16.4%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £80.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £675

Market Rent: £683

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

PROPERTY VALUATION

£ 50,000.00

ADS @ 8%	£4,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£55,000

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 683



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



Returns Based on Rental Income	£675	£683
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£80.00	
Ground Rent	Freehold	
Letting Fees	£67.50	£68.30
Total Monthly Costs	£162.50	£163.30
Monthly Net Income	£512.50	£519.70
Annual Net Income	£6,150.00	£6,236.40
Net Return	11.18%	11.34%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,870**
Adjusted To



Net Return **8.86%**



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 £65,000.

 £65,000	<p>2 bedroom flat for sale + A</p> <p>20 Longwill Terrace, G67</p> <p>NO LONGER ADVERTISED UNDER OFFER</p> <p>Marketed from 17 Sep 2020 to 12 Jan 2021 (116 days) by Village Estates, Cumbernauld</p>
 £55,000	<p>2 bedroom flat for sale + A</p> <p>Springfield Road, Cumbernauld, Glasgow</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 13 Jun 2022 to 21 Sep 2022 (99 days) by Premier Properties, Uddingston</p>

Rent Comparables Report



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



£700 pcm

2 bedroom maisonette

+ Add to report

Castle Way, Cumbernauld, G67

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Mar 2026 to 1 Apr 2026 (28 days) by Slater Hogg & Howison Lettings, Falkirk



£695 pcm

2 bedroom flat

Braehead Road, Cumbernauld, Glasgow

CURRENTLY ADVERTISED

LET AGREED

Marketed from 1 May 2026 by CODA Estates Ltd, Glasgow Lenzie

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: **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.



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PROPERTY ID: 219289227

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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