

LET PROPERTY PACK

INVESTMENT INFORMATION

Sycamore Court, East
Kilbride, Glasgow, G75

227569222

 www.letproperty.co.uk





Property Description

Our latest listing is in Sycamore Court, East Kilbride, Glasgow, G75

Get instant cash flow of **£670** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,031** which would provide the investor a Gross Yield of **9.9%** 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...



Sycamore Court, East
Kilbride, Glasgow, G75

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Property Key Features

3 Bedrooms

2 Bathrooms

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £670

Market Rent: £1,031

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
ADS @ 8%	£10,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£42,250.00

Projected Investment Return



The monthly rent of this property is currently set at £670 per calendar month but the potential market rent is

£ 1,031

Returns Based on Rental Income	£670	£1,031
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1,081.00	
Ground Rent	FREEHOLD	
Letting Fees	£67.00	£103.10
Total Monthly Costs	£1,553.63	£1,589.73
Monthly Net Income	-£883.63	-£558.73
Annual Net Income	-£10,603.50	-£6,704.70
Net Return	-25.10%	-15.87%

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 **-£8,766.70**
Adjusted To

Net Return **-20.75%**

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

Annual Net Income **-£8,579.70**
Adjusted To

Net Return **-20.31%**

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 £142,500.



4 bedroom terraced house for sale

+ Add to

Lorimer Crescent, The Murray, East Kilbride, G75

NO LONGER ADVERTISED

Marketed from 28 Oct 2022 to 12 Jul 2023 (256 days) by Joyce Heeps Homes, East Kilbride



4 bedroom end of terrace house for sale

+ Add to

Juniper Avenue, Greenhills, EAST KILBRIDE

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 8 Mar 2023 to 22 Jun 2023 (105 days) by Home Connexions, East Kilbride

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,290 based on the analysis carried out by our letting team at **Let Property Management**.



£1,290 pcm

3 bedroom end of terrace house

Sweet Thorn Drive, Lindsayfield, G75 9FR

CURRENTLY ADVERTISED

Marketed from 22 May 2026 by Slater Hogg & Howison Lettings, Shawlands



£1,200 pcm

3 bedroom flat

Mid Park, East Kilbride, G75

NO LONGER ADVERTISED

LET AGREED






Marketed from 24 Mar 2026 to 1 May 2026 (38 days) by Slater Hogg & Howison Lettings, East Kilbride

+ Add to rep

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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Sycamore Court, East Kilbride, Glasgow,
G75

PROPERTY ID: 227569222

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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