

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Glebe Place, Ecclefechan,  
DG11

217063605

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





## Property Description

Our latest listing is in Glebe Place, Ecclefechan, DG11

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.8%** 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...**



Glebe Place, Ecclefechan,  
DG11

217063605



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Expansive Rear Garden Space**

**Open-Plan Lounge and Dining**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £900**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

## PROPERTY VALUATION

£ 110,000

Stamp Duty ADS @ 8%	<b>£8,800</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£119,800</b>

# Projected Investment Return



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



Returns Based on Rental Income	£900
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£90.00
<b>Total Monthly Costs</b>	<b>£105.00</b>
<b>Monthly Net Income</b>	<b>£795.00</b>
<b>Annual Net Income</b>	<b>£9,540.00</b>
<b>Net Return</b>	<b>7.96%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£7,740**  
Adjusted To

Net Return                      **6.46%**

# 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 £130,000.



£130,000

## 2 bedroom terraced bungalow for sale

+ Add to report

Rosehill Cottage, Ecclefechan, Lockerbie, DG11

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Apr 2024 to 5 Jun 2024 (61 days) by Hunters, Carlisle



£120,000

## 2 bedroom park home for sale

+ Add to report

Lockerbie, Scotland, DG11

CURRENTLY ADVERTISED

Marketed from 24 Jun 2025 by Quickmove Properties, Wiltshire

Get a Free Valuation | Buy a Home | Commercial | Property | Private | Social Development | Residential

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

## 2 bedroom detached bungalow

+ Add to report

Bowness-on-solway, Wigton

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jun 2024 to 6 Jul 2024 (7 days) by Hayward Tod Associates, Carlisle



£975 pcm

## 2 bedroom cottage

+ Add to report

St. Mungo, Lockerbie, DG11

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 May 2025 to 3 Jun 2025 (7 days) by Fine & Country, Cumbria & Scotland



Glebe Place, Ecclefechan, DG11

PROPERTY ID: 217063605

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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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