

LET PROPERTY PACK

INVESTMENT INFORMATION

Ballochmyle, East Kilbride,
Glasgow, G74

225276762

 www.letproperty.co.uk





Property Description

Our latest listing is in Ballochmyle, East Kilbride, Glasgow, G74

Get instant cash flow of **£975** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£1,235** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.

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



Ballochmyle, East
Kilbride, Glasgow, G74

225276762



Property Key Features

3 Bedrooms

1 Bathroom

Kept in good condition

Well placed for access to local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £975 PM

Market Rent: £1,235 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
ADS @ 8%	£12,000.00
LBTT Charge	£100
Legal Fees	£1,000.00
Total Investment	£50,600.00

Projected Investment Return



The monthly rent of this property is currently set at £975 per calendar month but the potential market rent is

£ 1,235



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.



Returns Based on Rental Income	£975	£1,235
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£97.50	£123.50
Total Monthly Costs	£581.25	£607.25
Monthly Net Income	£393.75	£627.75
Annual Net Income	£4,725.00	£7,533.00
Net Return	9.34%	14.89%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,063.00**
Adjusted To

Net Return **10.01%**

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

Annual Net Income **£5,283.00**
Adjusted To

Net Return **10.44%**

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 £170,000.



£170,000

3 bedroom end of terrace house for sale

+ Add to report

Waverley, Calderwood, EAST KILBRIDE

CURRENTLY ADVERTISED UNDER OFFER

Marketed from 16 Jan 2026 by Home Connexions, East Kilbride



£169,995

3 bedroom terraced house for sale

+ Add to report

Mauchline, Glasgow, G74

NO LONGER ADVERTISED SOLD STC

Marketed from 15 Apr 2024 to 8 Jul 2024 (83 days) by The Home Hub, East Kilbride

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom terraced house

+ Add to report

Salisbury, East Kilbride

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Feb 2026 to 23 Mar 2026 (41 days) by Countrywide Residential Lettings, Hamilton



£1,100 pcm

3 bedroom house

+ Add to report

Pembroke, East Kilbride, G74

CURRENTLY ADVERTISED






LET AGREED

Marketed from 8 Apr 2026 by Slater Hogg & Howison Lettings, East Kilbride

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**
-  Current term of tenancy: **10 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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Ballochmyle, East Kilbride, Glasgow, G74

PROPERTY ID: 225276762

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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