

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Denholm Crescent, East  
Kilbride, Glasgow, G75

227614592

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





## Property Description

Our latest listing is in Denholm Crescent, East Kilbride, Glasgow, G75

Get instant cash flow of **£535** per calendar month with a **10.7%** Gross Yield for investors.

This property has a potential to rent for **£671** which would provide the investor a Gross Yield of **13.4%** 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...**



Denholm Crescent, East  
Kilbride, Glasgow, G75

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Easy access to local amenities**

**Factor Fees: 0**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £535**

**Market Rent: £671**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## PROPERTY VALUATION

£ 60,000

ADS @ 8%	<b>£4,800</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£65,800</b>

# Projected Investment Return



The monthly rent of this property is currently set at £535 per calendar month but the potential market rent is

£ 671

Returns Based on Rental Income	£535	£671
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£53.50	£67.10
<b>Total Monthly Costs</b>	<b>£68.50</b>	<b>£82.10</b>
<b>Monthly Net Income</b>	<b>£466.50</b>	<b>£588.90</b>
<b>Annual Net Income</b>	<b>£5,598.00</b>	<b>£7,066.80</b>
<b>Net Return</b>	<b>8.51%</b>	<b>10.74%</b>

Our industry leading letting agency **Let Property Management** 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      **£5,725**  
Adjusted To

Net Return                      **8.70%**



# 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 £120,000.



£120,000

2 bedroom flat for sale

+ Add to report

Glebe Crescent, Village, East Kilbride

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 27 May 2026 by Buchanan Burton Solicitors and Estate Agents, East Kilbride



£115,000

2 bedroom flat for sale

+ Add to report

Brouster Hill, East Kilbride, Glasgow, South Lanarkshire, G74

CURRENTLY ADVERTISED

SOLD STC

Marketed from 31 Jan 2026 by Slater Hogg & Howison, East Kilbride

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom flat

+ Add to report

Telford Road, East Kilbride, South Lanarkshire, G75

CURRENTLY ADVERTISED

Marketed from 28 May 2026 by MACLEOD LETTINGS, Glasgow



£795 pcm

2 bedroom flat

+ Add to report

Muirhouse Lane, Glasgow, G75

NO LONGER ADVERTISED

Marketed from 20 Apr 2026 to 30 Apr 2026 (10 days) by Hot Property, Covering Glasgow

# 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.



Denholm Crescent, East Kilbride, Glasgow,  
G75

PROPERTY ID: 12345678



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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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