

LET PROPERTY PACK

INVESTMENT INFORMATION

Dillichip Terrace,
Alexandria, G83

224859358

 www.letproperty.co.uk





Property Description

Our latest listing is in Dillichip Terrace, Alexandria, G83

Get instant cash flow of **£600** per calendar month with a **13.1%** Gross Yield for investors.

This property has a potential to rent for **£604** which would provide the investor a Gross Yield of **13.2%** 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...



Dillichip Terrace,
Alexandria, G83

224859358



Property Key Features

1 bedroom

1 bathroom

Kept in good condition

Well placed for access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £600

Market Rent: £604

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 55,000.00

25% Deposit	£13,750.00
Stamp Duty ADS @ 8%	£4,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£19,150.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 604



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	£600	£604
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£60.40
Total Monthly Costs	£246.88	£247.28
Monthly Net Income	£353.13	£356.73
Annual Net Income	£4,237.50	£4,280.70
Net Return	22.13%	22.35%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,072.70**
Adjusted To

Net Return **16.05%**

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

Annual Net Income **£3,455.70**
Adjusted To

Net Return **18.05%**

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 £89,000.



£89,000

2 bedroom terraced house for sale

+ Add to report

Nobleston, Alexandria, West Dunbartonshire, G83

NO LONGER ADVERTISED

Marketed from 13 Oct 2022 to 6 Mar 2023 (144 days) by S B Property, Dumbarton



£54,000

2 bedroom terraced house for sale

+ Add to report

234, Redburn, Alexandria, Loch Lomond, G839BX

NO LONGER ADVERTISED

Marketed from 8 Jan 2024 to 12 Jan 2024 (4 days) by Future Property Auctions, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

+ Add to report

Dillichip Gardens, Alexandria

CURRENTLY ADVERTISED

Marketed from 20 Mar 2026 by Lomond Letting Ltd, Helensburgh

LR - 539729/395/11032 | LARN - 1903036 | EPC - D | CT - C | Quiet Location | Private Back Garden ...



£800 pcm

3 bedroom ground floor flat

+ Add to report

Nobleston Estate, Alexandria

NO LONGER ADVERTISED

Marketed from 21 Oct 2025 to 6 Nov 2025 (15 days) by Lomond Letting Ltd, Helensburgh

LR - 537124/395/22012 | LARN - 1903036 | EPC - C | CT - A | Parking | Secure Door Entry | Low ...

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 in 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.



www.letproperty.co.uk

Dillichip Terrace, Alexandria, G83

PROPERTY ID: 224859358

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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