LET PROPERTY PACK

INVESTMENT INFORMATION

Haughburn Road,
Glasgow, G53

228690539

www.letproperty.co.uk

Property Description

Our latest listing is in Haughburn Road, Glasgow, G53

Get instant cash flow of **£1,200** per calendar month with a **10.3%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **12.9%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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

Haughburn Road,
Glasgow, G53

228690539

Property Key Features

3 Bedrooms

1 Bathroom

Kept in good condition

Well placed for access to local amenities

Factor Fees: £50.00 PM

Ground Rent: FREEHOLD

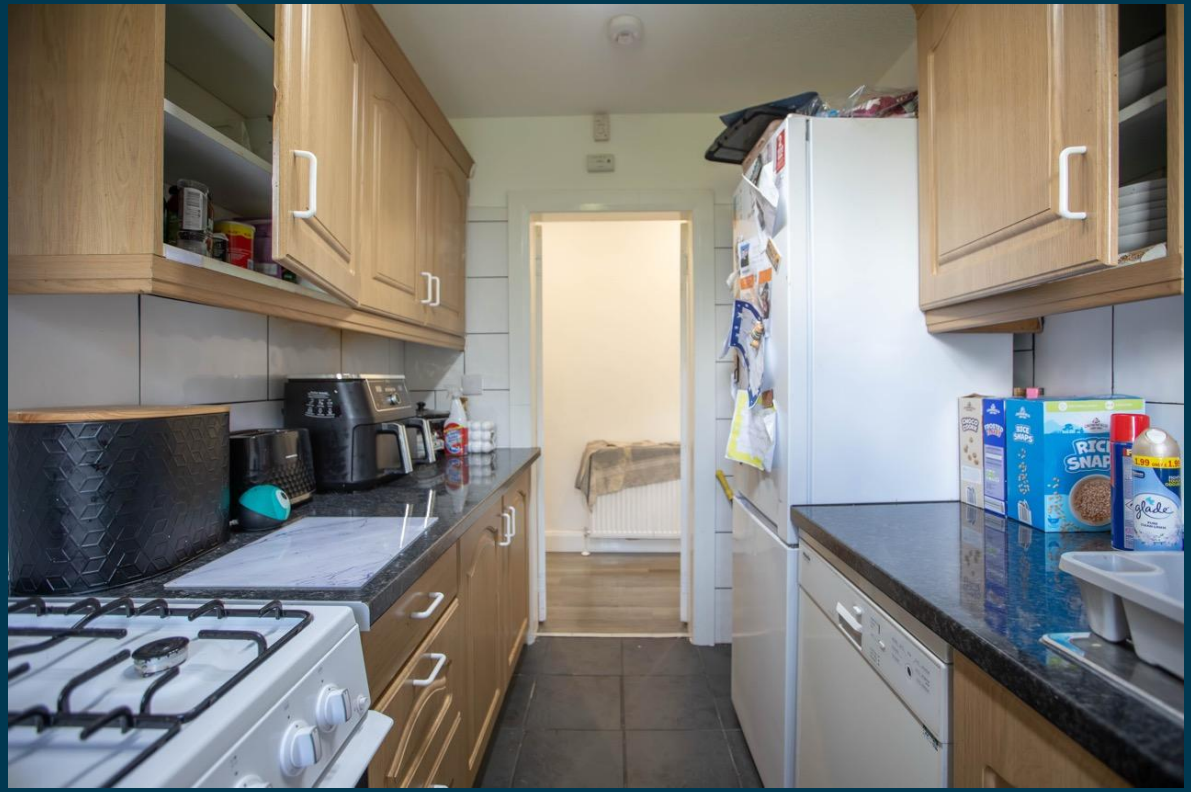
Lease Length: FREEHOLD

Current Rent: £1,200 PM

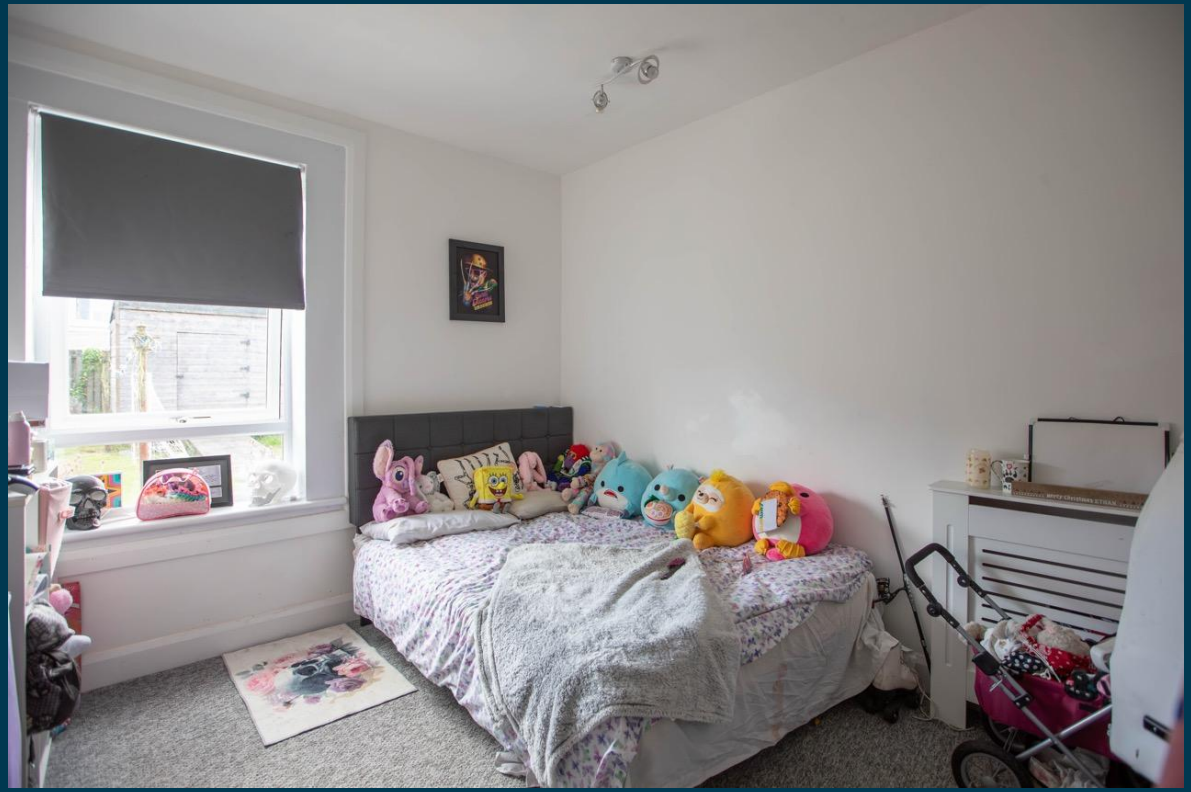
Market Rent: £1,500 PM

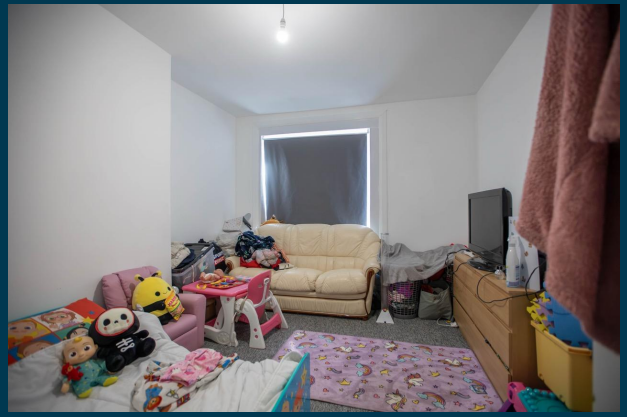
Lounge

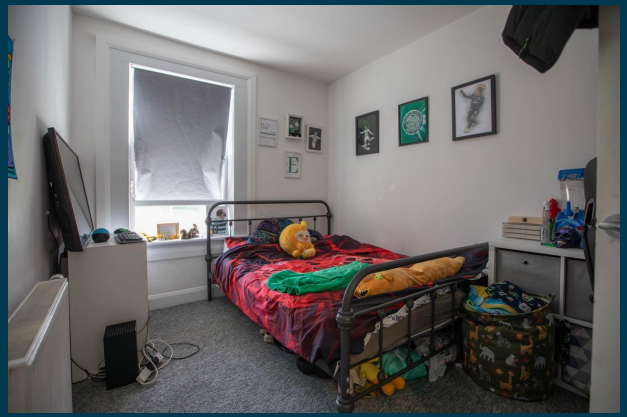
Kitchen



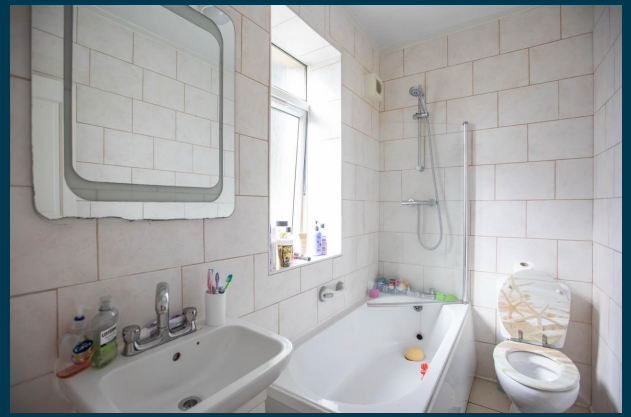
Bedrooms







Bathroom



Exterior

Initial Outlay

Figures based on assumed purchase price of £140,000 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 140,000.00

25% Deposit	**£35,000.00**
ADS @ 8%	**£11,200.00**
LBTT Charge	**£0**
Legal Fees	**£1,000.00**
Total Investment	**£47,200.00**

Projected Investment Return

The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is £ 1,500

Returns Based on Rental Income	£1,200	£1,500
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	FREEHOLD	
Letting Fees	£120.00	£150.00
Total Monthly Costs	£622.50	£652.50
Monthly Net Income	£577.50	£847.50
Annual Net Income	£6,930.00	£10,170.00
Net Return	14.68%	21.55%

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 Adjusted To	**£7,170.00**
Net Return	**15.19%**

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

Annual Net Income Adjusted To	**£8,070.00**
Net Return	**17.10%**

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 £160,000.

3 bedroom terraced house for sale

+ Add to repo

Hyndal Avenue, Glasgow, City Of Glasgow, G53 5LH

NO LONGER ADVERTISED SOLD STC

Marketed from 24 Jun 2025 to 1 Sep 2025 (68 days) by Scottish Property Centre, Glasgow

£160,000

3 bedroom terraced house for sale

+ Add to repo

Gamrie Gardens, Crookston, Glasgow, G53 7PH

NO LONGER ADVERTISED SOLD STC

Marketed from 7 Jul 2026 to 10 Jul 2026 (3 days) by Scottish Property Centre, Glasgow

£150,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.

3 bedroom semi-detached house

+ Add to repo

Dalmellington Road, Glasgow

NO LONGER ADVERTISED

Marketed from 3 Oct 2025 to 7 Nov 2025 (34 days) by Houston Home Lettings Ltd, Glasgow

£1,600 pcm

3 bedroom flat

+ Add to report

Carnock Road, Pollok, Glasgow, G53

CURRENTLY ADVERTISED

Marketed from 20 Aug 2026 by Happy Lets, Glasgow

£1,400 pcm

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.

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Haughburn Road, Glasgow, G53

PROPERTY ID: 228690539

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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