

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mossview Crescent, Airdrie,  
ML6

216439933

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





## Property Description

Our latest listing is in Mossview Crescent, Airdrie, ML6

Get instant cash flow of **£450** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£675** which would provide the investor a Gross Yield of **13.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Mossview Crescent,  
Airdrie, ML6

216439933



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Lounge**

**Shared Private Parking**

**Factor Fees: £20 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £450**

**Market Rent: £675**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 8%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£20,800.00



# Projected Investment Return



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.



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 675

Returns Based on Rental Income	£450	£675
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£67.50
Total Monthly Costs	£267.50	£290.00
Monthly Net Income	£182.50	£385.00
Annual Net Income	£2,190.00	£4,620.00
Net Return	10.53%	22.21%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,270.00**  
Adjusted To

Net Return                      **15.72%**

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

Annual Net Income      **£3,720.00**  
Adjusted To

Net Return                      **17.88%**

# 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 £124,995.



**£124,995**

## 2 bedroom flat for sale

Dalmore Drive, Airdrie, ML6

**CURRENTLY ADVERTISED**

**UNDER OFFER**

Marketed from 11 Jun 2025 by Lanarkshire Law Estate Agents, Bellshill

[+ Add to report](#)



**£115,000**

## 2 bedroom flat for sale

Airdrie, ML6

**NO LONGER ADVERTISED**

**UNDER OFFER**

Marketed from 11 Sep 2023 to 18 Oct 2023 (36 days) by Lanarkshire Law Estate Agents, Bellshill

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 2 bedroom ground floor flat

Firhill Avenue, Airdrie, Lanarkshire, ML6

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Apr 2024 to 21 May 2024 (49 days) by Independent Mortgage and Property Services, Airdrie

+ Add to report



£695 pcm

## 2 bedroom flat

Gartleahill, Airdrie, North Lanarkshire, ML6

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Sep 2024 to 15 Oct 2024 (34 days) by Jewel Homes, Coatbridge

+ Add to report



# 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: **5 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.



Mossview Crescent, Airdrie, ML6

PROPERTY ID: 216439933

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.



**LETPROPERTY**