LET PROPERTY PACK

INVESTMENT INFORMATION

Wraisland Crescent,
Bishopton, PA7

230059278

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Property Description

Our latest listing is in Wraisland Crescent, Bishopton, PA7

Get instant cash flow of **£670** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **£702** which would provide the investor a Gross Yield of **9.9%** 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...



Wraisland Crescent,
Bishopton, PA7

230059278

Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

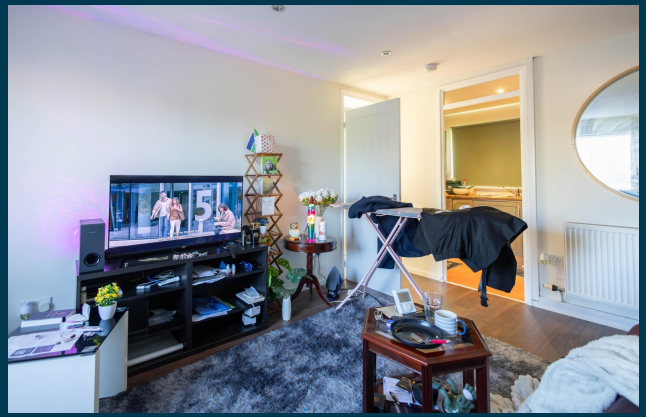
Current Rent: £670

Market Rent: £702

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	**£21,250.00**
ADS @ 8%	**£6,800.00**
LBTT Charge	**£0**
Legal Fees	**£1,000.00**
Total Investment	**£29,050.00**

Projected Investment Return



The monthly rent of this property is currently set at £670 per calendar month but the potential market rent is £ 702

Returns Based on Rental Income	£670	£702
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£67.00	£70.20
Total Monthly Costs	£347.63	£350.83
Monthly Net Income	£322.38	£351.18
Annual Net Income	£3,868.50	£4,214.10
Net Return	13.32%	14.51%

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	**£2,810.10**
Net Return	**9.67%**

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

Annual Net Income Adjusted To	**£2,939.10**
Net Return	**10.12%**

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 £100,000.



1 bedroom flat for sale

+ Add to report

Hartfield Gardens, Dumbarton

NO LONGER ADVERTISED SOLD STC

Marketed from 13 Jun 2025 to 6 Nov 2025 (146 days) by David Muir & Co., Dumbarton

£100,000



1 bedroom ground floor flat for sale

+ Add to report

Lachlan Crescent, Erskine

NO LONGER ADVERTISED SOLD STC

Marketed from 17 Apr 2025 to 13 Jun 2025 (56 days) by Allen & Harris, Paisley

£90,000

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

1 bedroom flat

+ Add to report

Erskine View, Old Kilpatrick, West Dunbartonshire, G60

NO LONGER ADVERTISED LET AGREED

Marketed from 17 Mar 2026 to 24 Apr 2026 (37 days) by Clydebank Estate Agents, Clydebank



£720 pcm

1 bedroom flat

+ Add to report

Montrose Street, Clydebank, G81

NO LONGER ADVERTISED

Marketed from 23 Nov 2024 to 29 Dec 2024 (35 days) by OpenRent, London

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

Wraisland Crescent, Bishopton, PA7

PROPERTY ID: 230059278

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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