LET PROPERTY PACK

INVESTMENT INFORMATION

Carnoustie Crescent, East Kilbride, Glasgow, G75

228435724

www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£800** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.

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



Carnoustie Crescent, East Kilbride, Glasgow, G75

228435724

Property Key Features

3 Bedrooms

2 Bathrooms

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

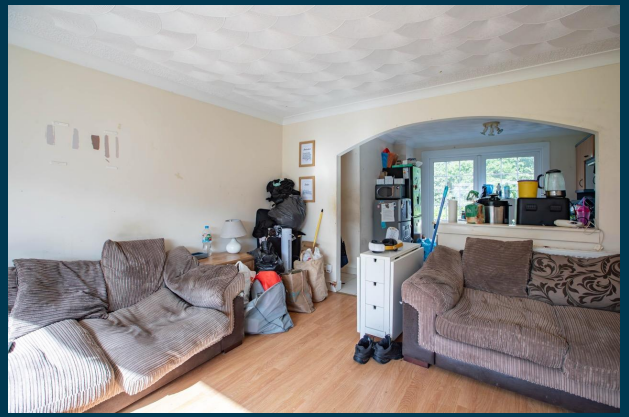
Current Rent: £800 PM

Market Rent: £1,000 PM

Lounge







Kitchen







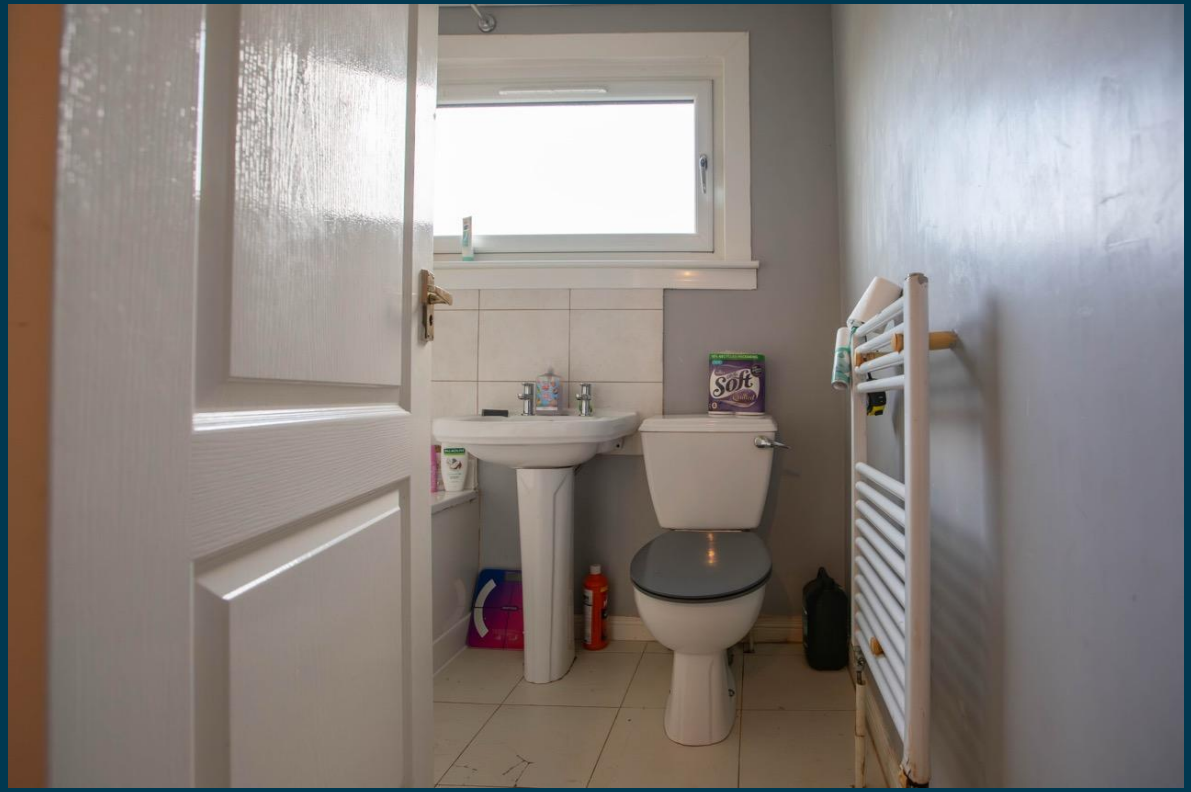
Bedrooms







Bathroom







Exterior







Initial Outlay



Outlay figures based on assumed cash purchase of 130,000.

PROPERTY VALUATION

£ 130,000

ADS @ 8%	**£10,400**
LBTT Charge	**£0**
Legal Fees	**£1,000**
Total Investment	**£141,400**

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£800	£1,000
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£80.00	£100.00
Total Monthly Costs	£95.00	£115.00
Monthly Net Income	£705.00	£885.00
Annual Net Income	£8,460.00	£10,620.00
Net Return	5.98%	7.51%

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 Adjusted To	**£8,620**
Net Return	**6.10%**

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 £145,000.



3 bedroom terraced house for sale

+ Add to repo

Troon Avenue, Greenhills, EAST KILBRIDE

CURRENTLY ADVERTISED

Marketed from 3 Oct 2026 by Home Connexions, East Kilbride

£145,000



3 bedroom terraced house for sale

+ Add to repo

Turnberry Place, Greenhills, EAST KILBRIDE

NO LONGER ADVERTISED UNDER OFFER

Marketed from 15 May 2026 to 18 Aug 2026 (94 days) by Home Connexions, East Kilbride

£137,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

+ Add to repo

Beech Grove, East Kilbride, Glasgow, G75

NO LONGER ADVERTISED

Marketed from 11 Sep 2025 to 12 Sep 2025 (1 days) by OpenRent, London

£1,250 pcm



3 bedroom house

+ Add to repor

Troon Court, East Kilbride, G75

NO LONGER ADVERTISED LET AGREED

Marketed from 17 Apr 2026 to 1 Jul 2026 (75 days) by Slater Hogg & Howison Lettings, East Kilbride

£1,050 pcm

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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **4 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

Carnoustie Crescent, East Kilbride, Glasgow, G75

PROPERTY ID: 228435724

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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