


LET PROPERTY PACK

INVESTMENT INFORMATION

Sandhaven, Sandbank,
Dunoon PA23 8QW

226220268

 www.letproperty.co.uk





Property Description

Our latest listing is in Sandhaven, Sandbank, Dunoon PA23 8QW

Get instant cash flow of **£660** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£820** which would provide the investor a Gross Yield of **8.2%** 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...



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Dunoon PA23 8QW

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Property Key Features

2 bedrooms

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £10

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £660

Market Rent: £820

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 120,000

ADS @ 8%	£9,600
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£130,600

Projected Investment Return



The monthly rent of this property is currently set at £660 per calendar month but the potential market rent is

£ 820



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£660	£820
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£66.00	£82.00
Total Monthly Costs	£82.00	£98.00
Monthly Net Income	£578.00	£722.00
Annual Net Income	£6,936.00	£8,664.00
Net Return	5.31%	6.63%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,024**
Adjusted To

Net Return **5.38%**



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 £139,000.



£139,000

2 bedroom terraced house for sale

Sandhaven, Sandbank, Dunoon, Argyll, PA23

CURRENTLY ADVERTISED

Marketed from 30 Apr 2026 by Argyll Sales and Lettings, Dunoon

+ Add to report



£135,000

2 bedroom terraced house for sale

Sandhaven, Sandbank, Argyll and Bute, PA23

NO LONGER ADVERTISED

Marketed from 10 Nov 2025 to 9 Apr 2026 (150 days) by Waterside Property, Dunoon

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom semi-detached house

+ Add to report

20 TANTALLON AVENUE, GOUROCK, PA19 1HA

NO LONGER ADVERTISED

Marketed from 30 Sep 2024 to 7 Oct 2024 (7 days) by BestMove Scotland, Greenock



£800 pcm

2 bedroom terraced house

+ Add to report

Westcliff, Dumbarton, G82

CURRENTLY ADVERTISED

Marketed from 6 May 2026 by Infinity Estate & Letting, Covering Scotland

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**

 Current term of tenancy: **6 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.



www.letproperty.co.uk

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PROPERTY ID: 12345678

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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