

LET PROPERTY PACK

INVESTMENT INFORMATION

Almond Road,
Cumbernauld, G67

226978201

 www.letproperty.co.uk





Property Description

Our latest listing is in Almond Road, Cumbernauld, G67

Get instant cash flow of **£550** per calendar month with a **11.0%** Gross Yield for investors.

This property has a potential to rent for **£708** which would provide the investor a Gross Yield of **14.2%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Almond Road,
Cumbernauld, G67

226978201



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £708

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

PROPERTY VALUATION

£ 60,000

ADS @ 8% **£4,800**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £65,800

Projected Investment Return



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



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 708

Returns Based on Rental Income	£550	£708
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£70.80
Total Monthly Costs	£70.00	£85.80
Monthly Net Income	£480.00	£622.20
Annual Net Income	£5,760.00	£7,466.40
Net Return	8.75%	11.35%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,050**
Adjusted To

Net Return **9.20%**

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 £69,995.



£69,995

2 bedroom flat for sale

[+ Add to report](#)

Elm Drive, Cumbernauld, Glasgow

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 11 Aug 2025 to 17 Oct 2025 (66 days) by Momo & Kirkland, Wishaw



£65,000

2 bedroom flat for sale

[+ Add to report](#)

Hornbeam Road, Cumbernauld, Glasgow, North Lanarkshire, G67

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jul 2025 to 20 Oct 2025 (104 days) by Slater Hogg & Howison, Cumbernauld

Show Sidebar

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

Kyle Road, Cumbernauld, Glasgow, G67

CURRENTLY ADVERTISED

Marketed from 6 Jun 2026 by OpenRent, London

+ Add to report



£795 pcm

2 bedroom flat

Oak Road, Cumbernauld, Glasgow, G67

NO LONGER ADVERTISED

Marketed from 18 Jul 2025 to 7 Aug 2025 (19 days) by OpenRent, London

+ Add to report

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.



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Almond Road, Cumbernauld, G67

PROPERTY ID: 226978201

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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