

LET PROPERTY PACK

INVESTMENT INFORMATION

Dalreoch Place, Renton
Road, Dumbarton, G82

228265699

 www.letproperty.co.uk





Property Description

Our latest listing is in Dalreoch Place, Renton Road, Dumbarton, G82

Get instant cash flow of **£805** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £108.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £805

Market Rent: £950

Lounge



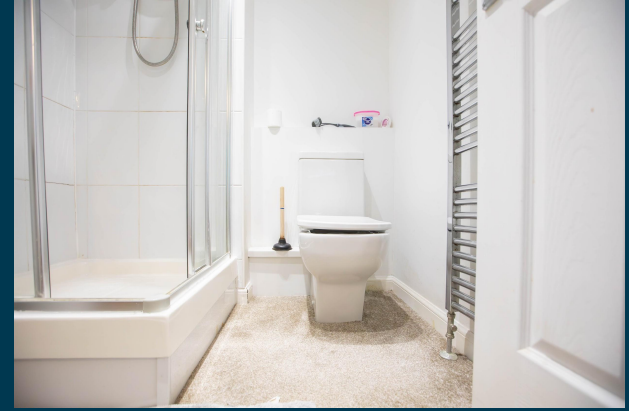
Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of 120,000.

PROPERTY VALUATION

£ 120,000.00

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

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 £805 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£805	£950
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£108.00	
Ground Rent	Freehold	
Letting Fees	£80.50	£95.00
Total Monthly Costs	£203.50	£218.00
Monthly Net Income	£601.50	£732.00
Annual Net Income	£7,218.00	£8,784.00
Net Return	5.53%	6.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,884**
Adjusted To

Net Return **5.27%**



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 £138,000.



£138,000

2 bedroom apartment for sale

Cardross Road, Dumbarton

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 May 2021 to 13 Oct 2021 (147 days) by Caledonia Bureau, West Dunbartonshire & Argyll and Bute

+ Add to report



£135,000

2 bedroom flat for sale

Clydeshire Road, Dumbarton, West Dunbartonshire, G82

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Oct 2025 to 15 Jan 2026 (75 days) by Slater Hogg & Howison, Helensburgh

+ Add to

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom flat

Veir Terrace, Dumbarton, West Dunbartonshire, G82

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jun 2026 to 10 Jul 2026 (31 days) by S B Property, Dumbarton



£795 pcm

2 bedroom flat

Station Road, Dumbarton

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Dec 2022 to 9 Jul 2026 (1297 days) by Eve Property, Glasgow

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: **2 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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G82

PROPERTY ID: 228265699

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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