

LET PROPERTY PACK

INVESTMENT INFORMATION

Croft Hill Road, Glasgow
G44

226317295

 www.letproperty.co.uk





Property Description

Our latest listing is in Crofthill Road, Glasgow G44

Get instant cash flow of **£825** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£898** which would provide the investor a Gross Yield of **9.0%** 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...



Croft Hill Road, Glasgow
G44

226317295



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £825

Market Rent: £898

Lounge



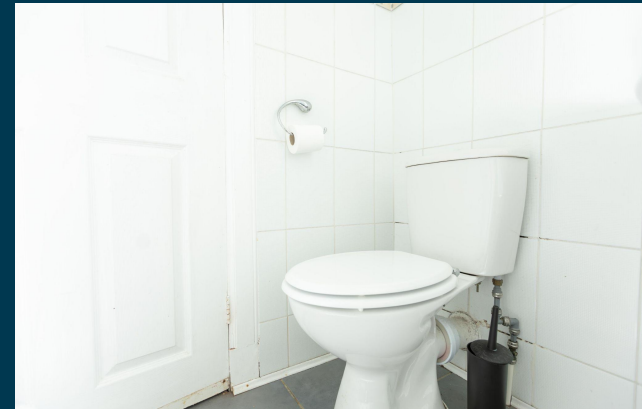
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
ADS @ 8%	£9,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£40,600.00

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 898

Returns Based on Rental Income	£825	£898
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£82.50	£89.80
Total Monthly Costs	£472.50	£479.80
Monthly Net Income	£352.50	£418.20
Annual Net Income	£4,230.00	£5,018.40
Net Return	10.42%	12.36%

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 **£3,222.40**
Adjusted To

Net Return **7.94%**

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

Annual Net Income **£3,218.40**
Adjusted To

Net Return **7.93%**

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 £130,000.



£130,000

2 bedroom flat for sale

+ Add to report

Kingsacre Road, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Dec 2025 to 4 Mar 2026 (68 days) by Allen & Harris, Burnside Glasgow



£129,000

2 bedroom flat for sale

+ Add to report

137 Glencroft Road, Croftfoot, Glasgow, G44 5RN

CURRENTLY ADVERTISED

Marketed from 24 Apr 2026 by Clyde Property, Shawlands

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

2 bedroom ground floor flat

Croft Hill Road, Glasgow, G44

NO LONGER ADVERTISED

Marketed from 18 Sep 2025 to 21 Feb 2026 (155 days) by Ascension Letting, Glasgow

+ Add to report



£925 pcm

2 bedroom flat

Raithburn Road, Castlemilk, Glasgow, G45

CURRENTLY ADVERTISED

Marketed from 21 Apr 2026 by The Stirling Property Shop, Stirling

+ Add to report

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.



Croft Hill Road, Glasgow G44

PROPERTY ID: 226317295



www.letproperty.co.uk

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.



LETPROPERTY