

LET PROPERTY PACK

INVESTMENT INFORMATION

Appleby Close, East
Kilbride, Glasgow, G75

225301870

 www.letproperty.co.uk





Property Description

Our latest listing is in Appleby Close, East Kilbride, Glasgow, G75

Get instant cash flow of **£750** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£913** which would provide the investor a Gross Yield of **8.1%** 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...



Appleby Close, East
Kilbride, Glasgow, G75

225301870



Property Key Features

2 bedrooms

1 bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Market Rent: £913

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 135,000.00

25% Deposit	£33,750.00
Stamp Duty ADS @ 8%	£10,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£45,550.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 913

Returns Based on Rental Income	£750	£913
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£91.30
Total Monthly Costs	£511.88	£528.18
Monthly Net Income	£238.13	£384.83
Annual Net Income	£2,857.50	£4,617.90
Net Return	6.27%	10.14%

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 **£2,791.90**
Adjusted To

Net Return **6.13%**

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

Annual Net Income **£2,592.90**
Adjusted To

Net Return **5.69%**

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 £165,000.



£165,000

2 bedroom detached house for sale

+ £

Keswick Road, Newlandsmuir, EAST KILBRIDE

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 16 Sep 2022 to 24 Nov 2022 (68 days) by Home Connexions, East Kilbride



£150,000

2 bedroom semi-detached house for sale

+ Add to r

Dove Place, Gardenhall, East Kilbride, G75

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 17 Aug 2022 to 6 Jan 2023 (141 days) by Buchanan Burton Solicitors and Estate Age Kilbride

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**.



£1,250 pcm

2 bedroom semi-detached house

+ Add

Birchview Drive, Busby, Glasgow, G76 8SW

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Sep 2025 to 2 Feb 2026 (129 days) by Clyde Property, Clarkston - Lettings



£930 pcm

2 bedroom semi-detached house

Medwin Gardens, East Kilbride, South Lanarkshire, G75

CURRENTLY ADVERTISED

Marketed from 3 Mar 2026 by Excel Sales & Letting, Hamilton

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.



www.letproperty.co.uk

Appleby Close, East Kilbride, Glasgow, G75

PROPERTY ID: 225301870

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