

LET PROPERTY PACK

INVESTMENT INFORMATION

Dalbeth Road, Glasgow,
G32

227842416

 www.letproperty.co.uk





Property Description

Our latest listing is in Dalbeth Road, Glasgow, G32

Get instant cash flow of **£900** per calendar month with a **10.8%** Gross Yield for investors.

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...



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Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £50.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit £25,000.00

ADS @ 8% £8,000.00

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £34,000.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £900 per calendar month

Returns Based on Rental Income	£900
Mortgage Payments on £75,000.00 @ 5%	£312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£50.00
Ground Rent	FREEHOLD
Letting Fees	£90.00
Total Monthly Costs	£467.50
Monthly Net Income	£432.50
Annual Net Income	£5,190.00
Net Return	15.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,390.00**
Adjusted To

Net Return **9.97%**

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

Annual Net Income **£3,690.00**
Adjusted To

Net Return **10.85%**

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 £139,995.



2 bedroom ground floor flat for sale

[+ Add to report](#)

BRAIDFAULD GARDENS, GLASGOW

NO LONGER ADVERTISED

Marketed from 28 Oct 2022 to 6 Feb 2023 (100 days) by Nicola Kennedy Residential, Uddingston

£139,995



2 bedroom flat for sale

[+ Add to report](#)

Easterhill Street, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Nov 2025 to 28 Nov 2025 (16 days) by Allen & Harris, Dennistoun Glasgow

£105,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom ground floor flat

[+ Add to report](#)

Braidfauld Gardens, Glasgow, G32 8PT

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Nov 2024 to 22 Jan 2025 (77 days) by Slater Hogg & Howison Lettings, Glasgow

£1,000 pcm



2 bedroom apartment

[+ Add to report](#)

Flat 1/1 146 Easterhill Street Glasgow, G32 8LE

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Feb 2026 to 5 Jun 2026 (98 days) by Property Bureau, Bearsden

£975 pcm

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.



Dalbeth Road, Glasgow, G32

PROPERTY ID: 227842416

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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