

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Westwood Hill, East
Kilbride, Glasgow, G75

228719755





PROPERTY DESCRIPTION

Our latest listing is in Westwood Hill, East Kilbride, Glasgow, G75

Rent currently agreed with tenant of **£695** per calendar month which calculates to a **11.1%** Gross Yield for investors.

This property has a potential to rent for **£721** which would provide the investor a Gross Yield of **11.5%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

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



Westwood Hill, East
Kilbride, Glasgow, G75

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

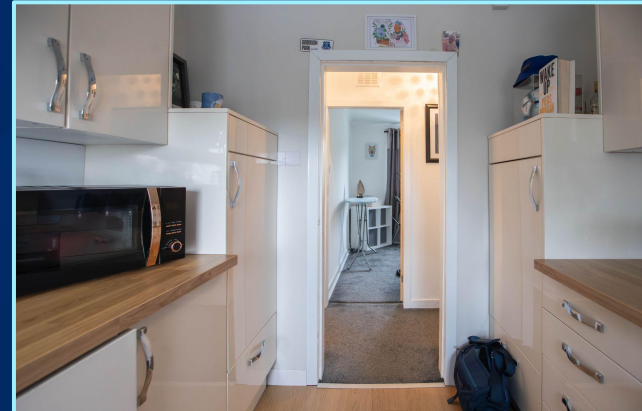
Current Rent: £695

Market Rent: £721

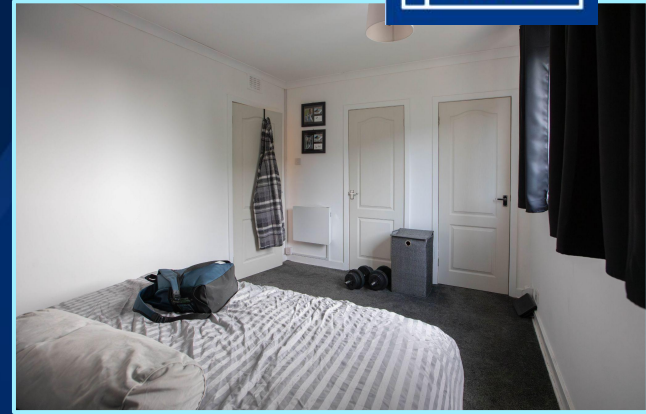
Lounge



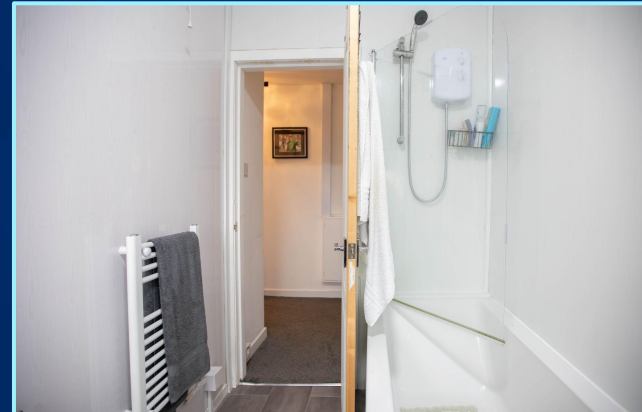
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£75,000

10% Deposit (£5,000 Minimum) **£7,500**

Buyers Premium **£6,000**

Paid On Accepted Bid **£13,500**

Purchase Balance **£67,500**

ADS @ 8% **£6,000**

LBTT Charge **£0**

Est. Legal Fees **~£2,000**

Balance Paid On Settlement **£75,500**

Your total all in costs would be ~£75,500 after taxes and fees based on a purchase price of £75,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £90,000.



£90,000

2 bedroom flat for sale

Craighill, East Kilbride, South Lanarkshire, G75

NO LONGER ADVERTISED

Marketed from 5 Jun 2026 to 31 Jul 2026 (56 days) by Angel Home Hub, East Kilbride

+ Add to report



£89,000

2 bedroom flat for sale

Darwin Road, Westwood, East Kilbride, G75

CURRENTLY ADVERTISED

Marketed from 14 Aug 2026 by Angel Home Hub, East Kilbride

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our lettings team.



£795 pcm

2 bedroom flat

+ Add to report

Carnegie Hill, East Kilbride, Glasgow, G75 0AQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Apr 2026 to 7 Jul 2026 (75 days) by Clyde Property, Clarkston - Lettings



£750 pcm

2 bedroom flat

+ Add to report

Bunbury Terrace, East Kilbride, G75 8HP

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jul 2026 to 12 Aug 2026 (42 days) by Scottish Property Centre, Shawlands



Westwood Hill, East Kilbride, Glasgow, G75

PROPERTY ID: 228719755

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.