

LET PROPERTY PACK

INVESTMENT INFORMATION

Plantation Park Gardens,
Glasgow, G51

228892971

 www.letproperty.co.uk





Property Description

Our latest listing is in Plantation Park Gardens, Glasgow, G51

This property has a potential to rent for **£1,029** which would provide the investor a Gross Yield of **8.2%** 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...



Plantation Park Gardens,
Glasgow, G51

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Property Key Features

2 Bedrooms

1 Bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £1,029

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
ADS @ 8%	£12,000.00
LBTT Charge	£100
Legal Fees	£1,000.00
Total Investment	£50,600.00

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.



Returns Based on Rental Income	£1,029
Mortgage Payments on £112,500.00 @ 5%	£468.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£102.90
Total Monthly Costs	£586.65
Monthly Net Income	£442.35
Annual Net Income	£5,308.20
Net Return	10.49%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,250.20**
Adjusted To

Net Return **6.42%**

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

Annual Net Income **£3,058.20**
Adjusted To

Net Return **6.04%**

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 £170,000.



£170,000

2 bedroom apartment for sale

Paisley Road West, Glasgow

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 27 Jul 2026 by Rettie, Shawlands



£160,000

2 bedroom flat for sale

Paisley Road West, Cessnock, G51

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Jun 2026 to 10 Aug 2026 (69 days) by Kelly Residential, Newton Mearns

+ A

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,260 based on the analysis carried out by our letting team at **Let Property Management**.



£1,260 pcm

2 bedroom flat

Milnpark Gardens, Glasgow, G41

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 May 2026 to 3 Jul 2026 (56 days) by DJ Alexander, Glasgow



£1,165 pcm

2 bedroom flat

Plantation Park Gardens, Glasgow, G51

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Apr 2026 to 29 Jun 2026 (89 days) by DJ Alexander, Glasgow

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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Plantation Park Gardens, Glasgow, G51

PROPERTY ID: 228892971

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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