

LET PROPERTY PACK

INVESTMENT INFORMATION

Murano Crescent, Glasgow,
G20

227097198

 www.letproperty.co.uk





Property Description

Our latest listing is in Murano Crescent, Glasgow, G20

Get instant cash flow of **£700** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£1,283** which would provide the investor a Gross Yield of **9.6%** 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...



Murano Crescent,
Glasgow, G20

227097198



Property Key Features

2 bedroom

2 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £80 pm

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £700

Market Rent: £1,283

Lounge



Kitchen



Bedroom



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 160,000.00

25% Deposit	£40,000.00
ADS @ 8%	£12,800.00
LBTT Charge	£300
Legal Fees	£1,000.00
Total Investment	£54,100.00

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 £700 per calendar month but the potential market rent is

£ 1,283

Returns Based on Rental Income	£700	£1,283
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£80.00	
Ground Rent	FREEHOLD	
Letting Fees	£70.00	£128.30
Total Monthly Costs	£665.00	£723.30
Monthly Net Income	£35.00	£559.70
Annual Net Income	£420.00	£6,716.40
Net Return	0.78%	12.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,150.40**
Adjusted To

Net Return **7.67%**

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

Annual Net Income **£4,316.40**
Adjusted To

Net Return **7.98%**

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 £175,000.



£175,000

2 bedroom flat for sale

+ Add to report

Kelvinside Drive, Flat 2/1, Kelvinside, Glasgow, G20 6QD

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Feb 2026 to 1 May 2026 (63 days) by Clyde Property, Westend



£165,000

2 bedroom flat for sale

+ Add to report

2/2, 14 Kelvinside Drive, North Kelvinside, Glasgow, G20

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 17 Feb 2025 to 17 Apr 2025 (59 days) by Aberdeen Considine, Byres Road

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom flat

+ Add to report

14 Kelvinside Drive, Flat 1/2, Kelvinside, Glasgow, G20 6QD

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Oct 2025 to 16 Dec 2025 (46 days) by Property Bureau, Bearsden



£850 pcm

2 bedroom flat

+ Add to report

Dalmally Street, North Kelvinside, Glasgow, G20






NO LONGER ADVERTISED

Marketed from 28 Oct 2024 to 5 Dec 2024 (38 days) by Yates Hellier, 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: **Yes**
-  Current term of tenancy: **7+ years**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

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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Murano Crescent, Glasgow, G20

PROPERTY ID: 227097198

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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