

LET PROPERTY PACK

INVESTMENT INFORMATION

Nobleston Estate,
Alexandria, G83

219743554

 www.letproperty.co.uk





Property Description

Our latest listing is in Nobleston Estate, Alexandria, G83

Get instant cash flow of **£680** per calendar month with a **11.7%** Gross Yield for investors.

This property has a potential to rent for **£771** which would provide the investor a Gross Yield of **13.2%** 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...



Nobleston Estate,
Alexandria, G83

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £40.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £680

Market Rent: £771

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of 70,000.

PROPERTY VALUATION

£ 70,000.00

ADS @ 8% **£5,600**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £76,600

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £680 per calendar month but the potential market rent is

£ 771

Returns Based on Rental Income	£680	£771
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£40.00	
Ground Rent	Freehold	
Letting Fees	£68.00	£77.10
Total Monthly Costs	£123.00	£132.10
Monthly Net Income	£557.00	£638.90
Annual Net Income	£6,684.00	£7,666.80
Net Return	8.73%	10.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,125**
Adjusted To

Net Return **8.00%**

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.



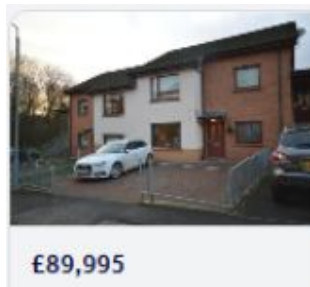
2 bedroom maisonette for sale

+ Add to report

George Street, Alexandria, Dunbartonshire, G83

NO LONGER ADVERTISED

Marketed from 2 Oct 2024 to 12 Feb 2025 (133 days) by McArthur Stanton, Helensburgh



2 bedroom flat for sale

+ Add to report

Redburn, Alexandria, G83 9BP

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jan 2022 to 21 Jun 2022 (145 days) by Caledonia Bureau, West Dunbartonshire & Argyll and Bute

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom flat

7 Willowbank Grove, Flat 2/1, Alexandria G83 9GE Web Username:

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Jun 2026 to 10 Aug 2026 (66 days) by Property Bureau, Helensburgh



£875 pcm

2 bedroom flat

3 Ferryfield Gardens, Alexandria, West Dunbartonshire, G83 0TB

CURRENTLY ADVERTISED

Marketed from 9 Sep 2026 by McArthur Stanton, Helensburgh

Current Tenant Profile



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.



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Nobleston Estate, Alexandria, G83

PROPERTY ID: 219743554

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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