

LET PROPERTY PACK

INVESTMENT INFORMATION

Goldcrest Crescent, Lanark,
ML11

226690016

 www.letproperty.co.uk





Property Description

Our latest listing is in Goldcrest Crescent, Lanark, ML11

Get instant cash flow of **£595** per calendar month with a **11.9%** Gross Yield for investors.

This property has a potential to rent for **£639** which would provide the investor a Gross Yield of **12.8%** 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...



Goldcrest Crescent,
Lanark, ML11

226690016



Property Key Features

2 bedrooms

2 bathrooms

Spacious Rooms

Billiard Space

Factor Fees: £70.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £595

Market Rent: £639

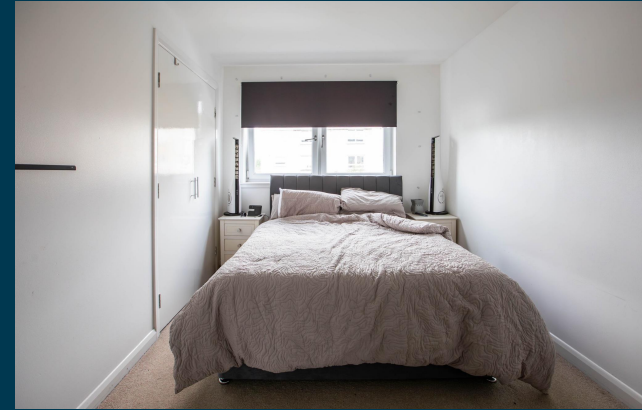
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £60,000.

PROPERTY VALUATION

£ 60,000

ADS @ 8%	£4,800
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£65,800

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 £595 per calendar month but the potential market rent is

£ 639

Returns Based on Rental Income	£595	£639
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£70.00	
Ground Rent	FREEHOLD	
Letting Fees	£59.50	£63.90
Total Monthly Costs	£144.50	£148.90
Monthly Net Income	£450.50	£490.10
Annual Net Income	£5,406.00	£5,881.20
Net Return	8.22%	8.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,603**
Adjusted To

Net Return **7.00%**

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 £80,000.



£80,000

2 bedroom flat for sale

[+ Add to report](#)

Craignethan Apartments, Lesmahagow

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 26 Apr 2024 to 19 Sep 2024 (145 days) by Upload Abode, Lanarkshire and Glasgow



£68,000

2 bedroom flat for sale

[+ Add to report](#)

Woodpark, Lesmahagow

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 17 Sep 2025 to 12 May 2026 (237 days) by 5th Avenue, Covering Lanarkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom apartment

Sanderling, Lesmahagow

CURRENTLY ADVERTISED

Marketed from 17 Jun 2026 by Igloo, Hamilton

[+ Add to report](#)



£650 pcm

2 bedroom apartment

Sanderling, Lesmahagow

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Mar 2025 to 17 Jun 2025 (103 days) by Igloo, Hamilton

[+ Add to report](#)

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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Goldcrest Crescent, Lanark, ML11

PROPERTY ID: 226690016

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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