

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Newabbey Road,  
Gartcosh, Glasgow, G69

227246339

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Newabbey Road, Gartcosh, Glasgow, G69

Get instant cash flow of **£575** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£849** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to 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.**

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



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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Living Spaces**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £575**

**Market Rent: £849**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## PROPERTY VALUATION

£ 110,000.00

ADS @ 8%	£8,800
LBTT Charge	£0
Legal Fees	£1,000
<b>Total Investment</b>	<b>£119,800</b>

# Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 849



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



Returns Based on Rental Income	£575	£849
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£57.50	£84.90
<b>Total Monthly Costs</b>	<b>£72.50</b>	<b>£99.90</b>
<b>Monthly Net Income</b>	<b>£502.50</b>	<b>£749.10</b>
<b>Annual Net Income</b>	<b>£6,030.00</b>	<b>£8,989.20</b>
<b>Net Return</b>	<b>5.03%</b>	<b>7.50%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£7,291**  
Adjusted To

Net Return                      **6.09%**



# 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

## 1 bedroom end of terrace house for sale

Gartloch Way, Gartcosh, Glasgow, City of Glasgow, G69 8FD

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 May 2026 by Harbor Property, Baillieston



£110,000

## 1 bedroom flat for sale

Blenheim Court, Steps

CURRENTLY ADVERTISED

SOLD STC

Marketed from 12 May 2026 by CODA Estates Ltd, Glasgow Lenzie

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 1 bedroom end of terrace house

+ Add to report

Queensby Road, Baillieston, Glasgow, G69 6PS

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Apr 2026 to 21 Apr 2026 (11 days) by A B PROPERTY CONSULTANTS, Baillieston



£800 pcm

## 1 bedroom flat

+ Add to report

Corsewall Street, Coatbridge

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Mar 2026 to 23 Apr 2026 (37 days) by CODA Estates Ltd, Glasgow QMD


# 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: **7 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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PROPERTY ID: 227246339

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.



**LETPROPERTY**