

LET PROPERTY PACK

INVESTMENT INFORMATION

Glenshamrock Drive,
Auchinleck, Cumnock,
KA18

227218939

 www.letproperty.co.uk





Property Description

Our latest listing is in Glenshamrock Drive, Auchinleck, Cumnock, KA18

Get instant cash flow of **£600** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.5%** 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...



Glenshamrock Drive,
Auchinleck, Cumnock,
KA18

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Property Key Features

3 Bedrooms

1 Bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £600

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 95,000.00

25% Deposit	£23,750.00
ADS @ 8%	£7,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,350.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£600	£750
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1,081.00	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£75.00
Total Monthly Costs	£1,452.88	£1,467.88
Monthly Net Income	-£852.88	-£717.88
Annual Net Income	-£10,234.50	-£8,614.50
Net Return	-31.64%	-26.63%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£10,114.50**

Net Return **-31.27%**

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

Annual Net Income Adjusted To **-£10,039.50**

Net Return **-31.03%**

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.



£90,000

3 bedroom semi-detached house for sale

+ A

Well Road, Auchinleck, KA18

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Jun 2025 to 25 Nov 2025 (157 days) by Lomond Property, Kilmarnock



£89,995

3 bedroom semi-detached house for sale

Old Avenue, KA18

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 27 Apr 2026 by DW Shaw, Cumnock

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

3 bedroom semi-detached house

+ Add to

Garden Street, Galston, Ayrshire, KA4

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Nov 2025 to 23 Mar 2026 (124 days) by Limegreen Estate Agents, Prestwick



£600 pcm

3 bedroom semi-detached house

+ Add to

Ashmark Avenue, Cumnock

NO LONGER ADVERTISED

Marketed from 27 Feb 2026 to 16 Jun 2026 (109 days) by 24.7 Property (Scotland) Ltd, 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **moved 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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Cumnock, KA18

PROPERTY ID: 227218939

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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