

LET PROPERTY PACK

INVESTMENT INFORMATION

Strathblane Gardens,
Glasgow, G13

229580893

 www.letproperty.co.uk





Property Description

Our latest listing is in Strathblane Gardens, Glasgow, G13

Get instant cash flow of **£1,200** per calendar month with a **8.7%** Gross Yield for investors.

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...



Strathblane Gardens,
Glasgow, G13

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Property Key Features

2 bedrooms

2 bathrooms

Spacious Facility

Easy access to local amenities

Factor Fees: £240 pm

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 165,000.00

25% Deposit	£41,250.00
ADS @ 8%	£13,200.00
LBTT Charge	£400
Legal Fees	£1,000.00
Total Investment	£55,850.00

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.



Returns Based on Rental Income	£1,200
Mortgage Payments on £123,750.00 @ 5%	£515.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£240.00
Ground Rent	FREEHOLD
Letting Fees	£120.00
Total Monthly Costs	£890.63
Monthly Net Income	£309.38
Annual Net Income	£3,712.50
Net Return	6.65%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,312.50**
Adjusted To

Net Return **2.35%**

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

Annual Net Income **£1,237.50**
Adjusted To

Net Return **2.22%**

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 apartment for sale

+ Add to report

Strathblane Gardens, Anniesland, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Aug 2022 to 24 Dec 2022 (120 days) by Rettie, West End



£165,000

2 bedroom flat for sale

+ Add to report

Strathblane Gardens, Glasgow, G13

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Aug 2025 to 27 Oct 2025 (72 days) by MOV8 Real Estate, Scotland Head Office

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 pm based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom flat

Blanefield Gardens, Glasgow, G13

NO LONGER ADVERTISED

Marketed from 24 Jan 2024 to 26 Apr 2024 (93 days) by OpenRent, London

+ Add to report



£1,300 pcm

2 bedroom flat

5 Netherton Gardens

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Jul 2026 to 7 Aug 2026 (16 days) by Martin & Co, Glasgow West End

+ Add to report

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: **6 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.



www.letproperty.co.uk

Strathblane Gardens, Glasgow, G13

PROPERTY ID: 229580893

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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