

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Maxwood Road, Galston,  
KA4

218010034

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





## Property Description

Our latest listing is in Maxwood Road, Galston, KA4

Get instant cash flow of **£375** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£623** which would provide the investor a Gross Yield of **8.3%** 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...



Maxwood Road, Galston,  
KA4

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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Easy Access to Local Amenities**

**Good condition**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £375**

**Market Rent: £623**

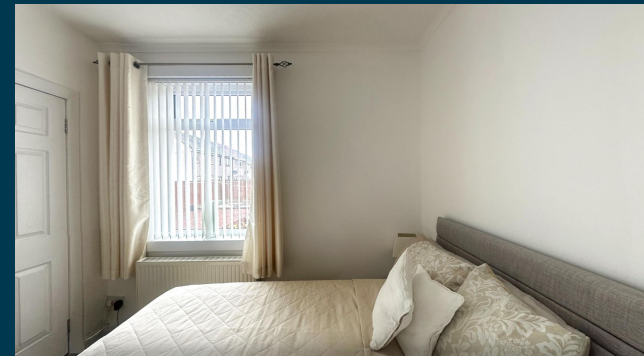
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
ADS @ 8%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£30,700.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £375 per calendar month but the potential market rent is

£ 623



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	£375	£623
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£37.50	£62.30
<b>Total Monthly Costs</b>	<b>£333.75</b>	<b>£358.55</b>
<b>Monthly Net Income</b>	<b>£41.25</b>	<b>£264.45</b>
<b>Annual Net Income</b>	<b>£495.00</b>	<b>£3,173.40</b>
<b>Net Return</b>	<b>1.61%</b>	<b>10.34%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,927.40**  
Adjusted To

Net Return                      **6.28%**

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

Annual Net Income      **£1,823.40**  
Adjusted To

Net Return                      **5.94%**

# 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 £85,000.



**3 bedroom semi-detached house for sale**

Maxwood Road, Galston, KA4

**NO LONGER ADVERTISED** **UNDER OFFER**

Marketed from 3 Sep 2020 to 19 Jan 2021 (138 days) by Greig Residential, Galston

**£85,000**



**2 bedroom ground floor flat for sale**

Maxwood Road, Galston, KA4

**NO LONGER ADVERTISED** **UNDER OFFER**

Marketed from 14 Sep 2022 to 16 Dec 2022 (92 days) by Greig Residential, Galston

**£69,995**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £623 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

2 bedroom flat



Wallace Street, Galston, Ayrshire, KA4

CURRENTLY ADVERTISED

Marketed from 10 Nov 2017 by Homesure, Ayrshire



£600 pcm

2 bedroom flat

+ Add to report

Brewland Street, Galston, KA4






NO LONGER ADVERTISED

Marketed from 23 Jan 2026 to 28 Jan 2026 (5 days) by OpenRent, London

# 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: **7 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.



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PROPERTY ID: 218010034

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**