

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Tarbolton Road,  
Cumbernauld, Glasgow,  
G67 2AH

209607599

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





## Property Description

Our latest listing is in Tarbolton Road, Cumbernauld, Glasgow, G67 2AH

Get instant cash flow of **£500** per calendar month with a **11.4%** Gross Yield for investors.

This property has a potential to rent for **£758** which would provide the investor a Gross Yield of **17.3%** 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...**



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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £13.33 PM**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £500**

**Market Rent: £758**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £52,500.00 and borrowing of £39,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 52,500.00

25% Deposit	£13,125.00
ADS @ 8%	£4,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£18,325.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 758

Returns Based on Rental Income	£500	£758
Mortgage Payments on £39,375.00 @ 5%	£164.06	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£13.33	
Ground Rent	Freehold	
Letting Fees	£50.00	£75.80
<b>Total Monthly Costs</b>	<b>£242.39</b>	<b>£268.19</b>
<b>Monthly Net Income</b>	<b>£257.61</b>	<b>£489.81</b>
<b>Annual Net Income</b>	<b>£3,091.29</b>	<b>£5,877.69</b>
<b>Net Return</b>	<b>16.87%</b>	<b>32.07%</b>

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      **£4,361.69**  
Adjusted To

Net Return                      **23.80%**

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

Annual Net Income      **£5,090.19**  
Adjusted To

Net Return                      **27.78%**

# 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 £68,000.



£68,000

## 3 bedroom flat for sale

+ Add to report

Tarbolton Road, Cumbernauld, G67 2AH

CURRENTLY ADVERTISED

Marketed from 16 Mar 2026 by NEST Estate Agents, Falkirk



£59,500

## 3 bedroom flat for sale

+ Add to report

15j Tarbolton Road, G67

NO LONGER ADVERTISED

Marketed from 14 Jan 2025 to 25 Jun 2025 (162 days) by Village Estates, Cumbernauld

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

## 3 bedroom flat

Tarbolton Road, Kildrum, Cumbernauld, G67

NO LONGER ADVERTISED

Marketed from 9 Apr 2025 to 15 Apr 2025 (5 days) by The Stirling Property Shop, Stirling

+ Add to report



£595 pcm

## 3 bedroom ground floor flat

Tarbolton Road, G67

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jan 2019 to 22 Oct 2024 (2111 days) by K Property, Cumbernauld

+ 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**

 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.



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

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PROPERTY ID: 209607599

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**