

LET PROPERTY PACK

INVESTMENT INFORMATION

Gullion Park, East Kilbride,
Glasgow, G74

227586363

 www.letproperty.co.uk





Property Description

Our latest listing is in Gullion Park, East Kilbride, Glasgow, G74

Get instant cash flow of **£850** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,061** which would provide the investor a Gross Yield of **8.5%** 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...



Gullion Park, East Kilbride,
Glasgow, G74

227586363



Property Key Features

2 bedroom

2 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £80.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £850

Market Rent: £1,061

Lounge



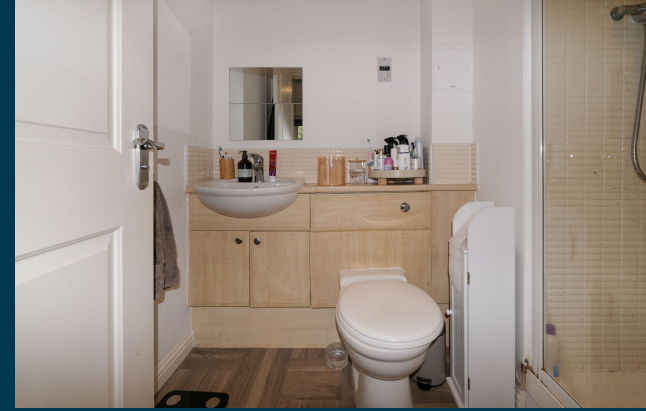
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit

£37,500.00

ADS @ 8%

£12,000.00

LBTT Charge

£100

Legal Fees

£1,000.00

Total Investment

£50,600.00

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.



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,061

Returns Based on Rental Income	£850	£1,061
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£80.00	
Ground Rent	FREEHOLD	
Letting Fees	£85.00	£106.10
Total Monthly Costs	£648.75	£669.85
Monthly Net Income	£201.25	£391.15
Annual Net Income	£2,415.00	£4,693.80
Net Return	4.77%	9.28%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,571.80**
Adjusted To

Net Return **5.08%**

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

Annual Net Income **£2,443.80**
Adjusted To

Net Return **4.83%**

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 £160,000.



£160,000

2 bedroom apartment for sale

[+ Add to report](#)

Gullion Park, East Mains, East Kilbride, G74

NO LONGER ADVERTISED

Marketed from 16 May 2025 to 3 Oct 2025 (140 days) by Joyce Heeps Homes, East Kilbride



£160,000

2 bedroom apartment for sale

[+ Add to report](#)

Gullion Park, East Kilbride

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Dec 2025 to 15 May 2026 (157 days) by Nicol Estate Agents, Clarkston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,075 based on the analysis carried out by our letting team at **Let Property Management**.



£1,075 pcm

2 bedroom apartment

+ Add to report

Gullion Park, Fountain Gait, East Kilbride

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Aug 2023 to 7 May 2024 (257 days) by ALLISON RESIDENTIAL LETTINGS LTD, Newton Mearns



£1,075 pcm

2 bedroom flat

+ Add to report

Holmhead Place, Glasgow, G44

NO LONGER ADVERTISED

Marketed from 10 Dec 2025 to 12 Dec 2025 (2 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: **2 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.



Gullion Park, East Kilbride, Glasgow, G74

PROPERTY ID: 227586363

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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