

LET PROPERTY PACK

INVESTMENT INFORMATION

Quarrywood Road,
Glasgow, G21 3ET

226112769

 www.letproperty.co.uk





Property Description

Our latest listing is in Quarrywood Road, Glasgow, G21 3ET

Get instant cash flow of **£1,000** per calendar month with a **12.0%** Gross Yield for investors.

This property has a potential to rent for **£1,097** which would provide the investor a Gross Yield of **13.2%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Quarrywood Road,
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Property Key Features

3 bedrooms

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £1 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

Market Rent: £1,097

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 100,000

ADS @ 8%	£8,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£109,000

Projected Investment Return

The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,097



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,000	£1,097
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£100.00	£109.70
Total Monthly Costs	£116.00	£125.70
Monthly Net Income	£884.00	£971.30
Annual Net Income	£10,608.00	£11,655.60
Net Return	9.73%	10.69%

Return **Stress Test** Analysis Report



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

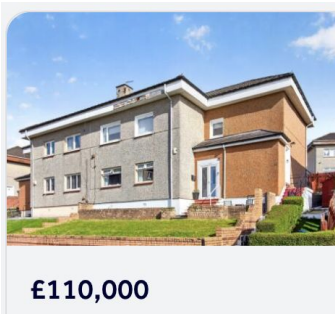
Annual Net Income **£9,462**
Adjusted To

Net Return **8.68%**

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 £110,000.



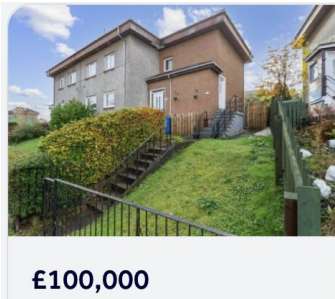
3 bedroom apartment for sale

+ Add to report

Cardow Road, GLASGOW

CURRENTLY ADVERTISED

Marketed from 18 Apr 2026 by Allen & Harris, Bishopbriggs Glasgow



3 bedroom flat for sale

+ Add to report

Zena Street, Glasgow

NO LONGER ADVERTISED

Marketed from 22 Oct 2025 to 23 Oct 2025 by CODA Estates Ltd, Glasgow Lenzie

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom flat

Zena Street, Glasgow

NO LONGER ADVERTISED LET AGREED

Marketed from 9 Feb 2026 to 9 Feb 2026 by Golden Tree Estates, Stirling

[+ Add to report](#)

£1,100 pcm



3 bedroom flat

Zena Crescent, Glasgow, G33

NO LONGER ADVERTISED

Marketed from 14 Dec 2024 to 19 Dec 2024 (4 days) by OpenRent, London

[+ Add to report](#)

£995 pcm

Current Tenant Profile



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.



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PROPERTY ID: 12345678

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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