

LET PROPERTY PACK

INVESTMENT INFORMATION

Mount Cameron Drive
South, East Kilbride,
Glasgow, G74 2HQ

219532072

 www.letproperty.co.uk





Property Description

Our latest listing is in Mount Cameron Drive South, East Kilbride, Glasgow, G74 2HQ

Get instant cash flow of **£416** per calendar month with a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£590** which would provide the investor a Gross Yield of **14.75%** 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...



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Property Key Features

1 Bedroom

1 Bathroom

Well-kept Flat

On-Street Parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £416

Market Rent: £590

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 8% **£4,000**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment **£55,000**

Projected Investment Return



The monthly rent of this property is currently set at £416 per calendar month but the potential market rent is

£ 590

Returns Based on Rental Income	£416	£590
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£41.60	£59.00
Total Monthly Costs	£56.60	£74.00
Monthly Net Income	£359.40	£516.00
Annual Net Income	£4,312.80	£6,192.00
Net Return	7.84%	11.26%

Our industry leading letting agency **Let Property Management** 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 **£5,012**
Adjusted To

Net Return **9.11%**

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 £62,000.



£62,000

1 bedroom apartment for sale

+ Add to report

Glen Lee, St Leonards, EAST KILBRIDE

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 25 Jul 2024 to 10 Sep 2024 (46 days) by Home Connexions, East Kilbride

* Beautifully Presented & Spacious One Bedroom Second Floor Flat * Walk In Condition - Modern & N...



£60,000

1 bedroom flat for sale

+ Add to report

Carlyle Drive, Calderwood, East Kilbride, G74

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 8 Jul 2025 by Joyce Heeps Homes, East Kilbride

Upper cottage flat | Very well-maintained stairwell | New stylish kitchen | Newly fitted shower r...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

1 bedroom flat

+ Add to report

Glen Prosen, St Leonards, East Kilbride

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Aug 2024 to 26 Aug 2024 (19 days) by Slater Hogg & Howison Lettings, East Kilbride

Available Now | First Floor Flat | One Double Bedroom with Fitted Wardrobes | Modernised Kitchen a...



£595 pcm

1 bedroom flat

+ Add to report

Ballochmyle, East Kilbride, South Lanarkshire, G74

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Mar 2025 to 14 Mar 2025 (4 days) by Property Store, East Kilbride

Ground Floor | Good location | Modern Elec heating | Refurbished block | Secure entry

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.



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Glasgow, G74 2HQ

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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