

LET PROPERTY PACK

INVESTMENT INFORMATION

Glebe Place, Ecclefechan,
DG11

217063605

 www.letproperty.co.uk





Property Description

Our latest listing is in Glebe Place, Ecclefechan, DG11

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.8%** 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...



Glebe Place, Ecclefechan,
DG11

217063605



Property Key Features

2 Bedrooms

1 Bathroom

Expansive Rear Garden Space

Open-Plan Lounge and Dining

Factor Fees: TBC

Ground Rent: Freehold

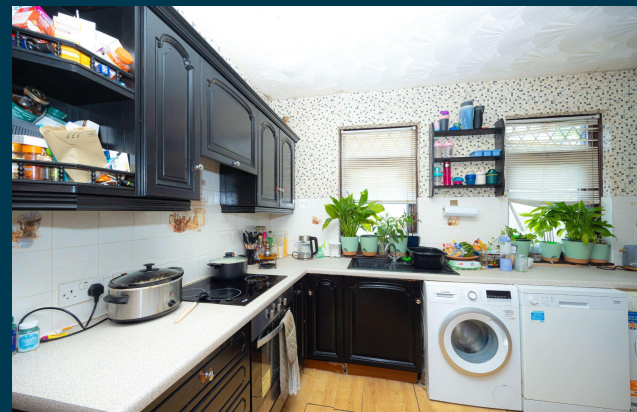
Lease Length: Freehold

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
Stamp Duty ADS @ 8%	£8,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£37,300.00

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.



Returns Based on Rental Income	£900
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£90.00
Total Monthly Costs	£448.75
Monthly Net Income	£451.25
Annual Net Income	£5,415.00
Net Return	14.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,615.00**
Adjusted To

Net Return **9.69%**

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

Annual Net Income **£3,765.00**
Adjusted To

Net Return **10.09%**

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 £130,000.



£130,000

2 bedroom terraced bungalow for sale

+ Add to report

Rosehill Cottage, Ecclefechan, Lockerbie, DG11

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Apr 2024 to 5 Jun 2024 (61 days) by Hunters, Carlisle



£120,000

2 bedroom park home for sale

+ Add to report

Lockerbie, Scotland, DG11

CURRENTLY ADVERTISED

Marketed from 24 Jun 2025 by Quickmove Properties, Wiltshire

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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom detached bungalow

+ Add to report

Bowness-on-solway, Wigton

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jun 2024 to 6 Jul 2024 (7 days) by Hayward Tod Associates, Carlisle



£975 pcm

2 bedroom cottage

+ Add to report

St. Mungo, Lockerbie, DG11

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 May 2025 to 3 Jun 2025 (7 days) by Fine & Country, Cumbria & Scotland



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PROPERTY ID: 217063605

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