

LET PROPERTY PACK

INVESTMENT INFORMATION

Ravensraig Drive,
Glasgow, G53

222615393

 www.letproperty.co.uk





Property Description

Our latest listing is in Ravenscraig Drive, Glasgow, G53

Get instant cash flow of **£450** per calendar month with a **19.2%** Gross Yield for investors.

This property has a potential to rent for **£782** which would provide the investor a Gross Yield of **24.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Ravensraig Drive,
Glasgow, G53

222615393



Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £782

Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £38,000.

PROPERTY VALUATION

£ 38,000

Stamp Duty ADS @ 8%	£0
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£39,000

Projected Investment Return



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



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 782

Returns Based on Rental Income	£450	£782
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£78.20
Total Monthly Costs	£60.00	£93.20
Monthly Net Income	£390.00	£688.80
Annual Net Income	£4,680.00	£8,265.60
Net Return	12.00%	21.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,702**
Adjusted To

Net Return **17.18%**

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 £44,000.



£44,000

1 bedroom flat for sale

26, Linnhead Drive, Glasgow, G536LU

NO LONGER ADVERTISED

Marketed from 24 Jan 2024 to 30 Jan 2024 (5 days) by Future Property Auctions, Glasgow

+ Add to report



£38,000

1 bedroom flat for sale

Linnhead Drive, Glasgow, G53 6LT

NO LONGER ADVERTISED

Marketed from 23 Jun 2023 to 4 Mar 2024 (254 days) by Barrhead Property Centre, Barrhead

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

1 bedroom flat

Colwood Gardens, Parkhouse, Glasgow, G53

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Sep 2025 to 6 Nov 2025 (42 days) by Gardiner Waters, Glasgow

+ Add to report



£750 pcm

1 bedroom flat

Brentwood Drive, Parkhouse, Glasgow, G53

NO LONGER ADVERTISED

LET AGREED






Marketed from 16 Oct 2023 to 8 Nov 2023 (23 days) by Shanta Residential, Glasgow

+ Add to report

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: **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.



Ravensraig Drive, Glasgow, G53

PROPERTY ID: 222615393

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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