

LET PROPERTY PACK

INVESTMENT INFORMATION

Glenalmond, Whitburn,
Bathgate, EH47

223251519

 www.letproperty.co.uk





Property Description

Our latest listing is in Glenalmond, Whitburn, Bathgate, EH47

Get instant cash flow of **£500** per calendar month with a **13.3%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **13.3%** 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...



Glenalmond, Whitburn,
Bathgate, EH47

223251519



Property Key Features

Studio Flat

1 bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £500

Market Rent: £500

Lounge



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £45,000.00 and borrowing of £33,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 45,000.00

25% Deposit	£11,250.00
Stamp Duty ADS @ 8%	£3,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£15,850.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 500



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	£500	£500
Mortgage Payments on £33,750.00 @ 5%	£140.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£50.00	£50.00
Total Monthly Costs	£205.63	£205.63
Monthly Net Income	£294.38	£294.38
Annual Net Income	£3,532.50	£3,532.50
Net Return	22.29%	22.29%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,532.50**
Adjusted To

Net Return **15.98%**

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

Annual Net Income **£2,857.50**
Adjusted To

Net Return **18.03%**

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 £95,000.



£95,000

1 bedroom house for sale

Glenalmond, Whitburn

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Mar 2024 to 10 May 2024 (56 days)



£65,000

1 bedroom flat for sale

Glenmore, Whitburn, Bathgate, West Lothian, EH47

CURRENTLY ADVERTISED

SOLD STC

Marketed from 30 Oct 2025 by Slater Hogg & Howison, Livingston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

Studio flat

HARROW, HA3 5BY

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Oct 2025 to 19 Nov 2025 (31 days) by BRITBRICKS, Harrow



£700 pcm

Studio flat

Burghmuir Court, Linlithgow, EH49

CURRENTLY ADVERTISED

Marketed from 12 Nov 2025 by Rent Locally, Hamilton

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**



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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Glenalmond, Whitburn, Bathgate, EH47

PROPERTY ID: 223251519

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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