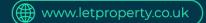


LET PROPERTY PACK

INVESTMENT INFORMATION

Glenalmond, Whitburn, Bathgate, EH47

223251519











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



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

223251519

Lounge









Kitchen









Bathroom









Exterior









Initial Outlay





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



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





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.

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

1101161		
_	£	500
Q	1	

Returns Based on Rental Income	£500	£500
Mortgage Payments on £33,750.00 @ 5% £140.63		0.63
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
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

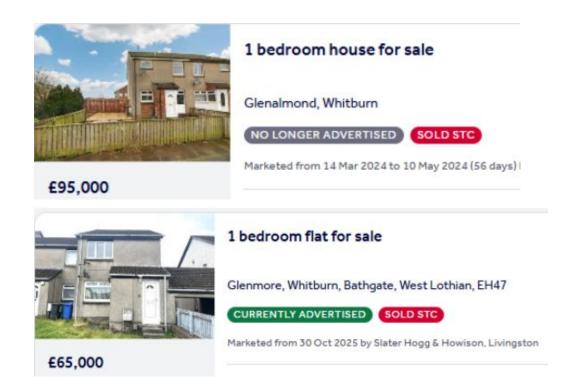
Net Return

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.



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



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



Current term of tenancy: **Moved in** within the last 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.







Interested in this property investment?

Call us on **0141 478 0985**

Glenalmond, Whitburn, Bathgate, EH47



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.