



LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street Kilsyth G65

223756947

 www.letproperty.co.uk





Property Description

Our latest listing is in Main Street Kilsyth G65

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.8%** 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...



LET PROPERTY



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Property Key Features

2 bathrooms

Spacious Rooms

Easy access to local amenities

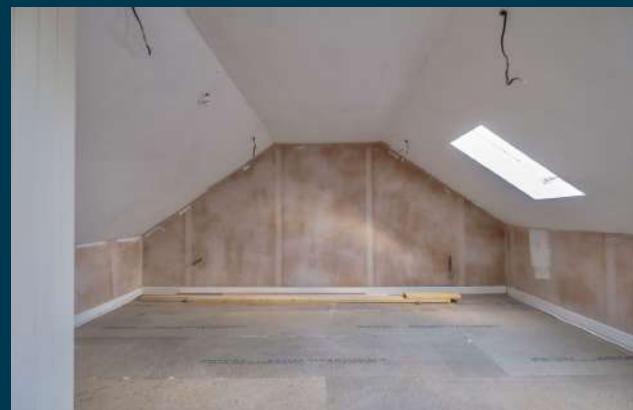
Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £1,200

Primary Business Area



Kitchen



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of 184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 184,000.00

25% Deposit	£46,000.00
Stamp Duty ADS @ 8%	£14,720.00
LBTT Charge	£780
Legal Fees	£1,000.00
Total Investment	£62,500.00

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	£1,200
Mortgage Payments on £138,000.00 @ 5%	£575.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£120.00
Total Monthly Costs	£710.00
Monthly Net Income	£490.00
Annual Net Income	£5,880.00
Net Return	9.41%

Return Stress Test Analysis Report



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

Annual Net Income	£3,480.00
Adjusted To	
Net Return	5.57%

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

Annual Net Income	£3,120.00
Adjusted To	
Net Return	4.99%

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 £175,000.



£175,000

2 bedroom flat for sale

[+ Add to report](#)

Burnbank Terrace, Kilsyth, G65

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Nov 2024 to 1 Mar 2025 (98 days) by eXp UK, Scotland



£170,000

2 bedroom flat for sale

[+ Add to report](#)

83 Kingston Road, Kilsyth, Glasgow, G65

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 4 Sep 2025 to 14 Nov 2025 (71 days) by Pacitti Jones, Lenzie

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,495 based on the analysis carried out by our letting team at **Let Property Management**.



£1,495 pcm

4 bedroom terraced house

+ Add to report

Bankwood Drive, Kilsyth, G65

NO LONGER ADVERTISED

Marketed from 24 Nov 2025 to 27 Nov 2025 (3 days) by Kelvin Valley Properties, Kilsyth



£1,350 pcm

3 bedroom detached house

+ Add to report

Lairds Hill Place, Kilsyth

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jun 2025 to 24 Jun 2025 (21 days) by Kelvin Valley Properties, Kilsyth

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: **N/A**



Current term of tenancy: **N/A**



Standard Tenancy Agreement In Place: **N/A**



Payment history: **N/A**



Fully compliant tenancy: **N/A**

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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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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