

LET PROPERTY PACK

INVESTMENT INFORMATION

24 Murroch Crescent,
Alexandria, G83 9QA

221810804

 www.letproperty.co.uk





Property Description

Our latest listing is in 24 Murroch Crescent, Alexandria, G83 9QA

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **11.2%** 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...



24 Murroch Crescent,
Alexandria, G83 9QA

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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
Stamp Duty ADS @ 8%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,750.00

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	£700
Mortgage Payments on £56,250.00 @ 5%	£234.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£70.00
Total Monthly Costs	£319.38
Monthly Net Income	£380.63
Annual Net Income	£4,567.50
Net Return	17.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,167.50**
Adjusted To

Net Return **12.30%**

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

Annual Net Income **£3,442.50**
Adjusted To

Net Return **13.37%**

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 £73,000.



£73,000

1 bedroom house for sale

Murroch Crescent, Alexandria

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Apr 2025 to 27 Jun 2025 (79 days) by Caledonia Bureau, Dumbarton

+ Add to report



£70,000

1 bedroom ground floor flat for sale

Beechwood Drive, Alexandria

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Nov 2024 to 16 Dec 2024 (22 days) by Allen & Harris, Dumbarton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

1 bedroom flat

Beechwood Drive, Alexandria, G83

NO LONGER ADVERTISED

Marketed from 7 Feb 2025 to 9 Feb 2025 (2 days) by OpenRent, London

+ Add to report



£695 pcm

1 bedroom flat

Beechwood Drive, Alexandria

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jan 2025 to 11 Feb 2025 (22 days) by Eve Property, Glasgow

+ Add to report

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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



www.letproperty.co.uk

24 Murroch Crescent, Alexandria, G83 9QA

PROPERTY ID: 221810804

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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