

LET PROPERTY PACK

INVESTMENT INFORMATION

Edward Place, Stepps,
Glasgow, G33

224118612

 www.letproperty.co.uk





Property Description

Our latest listing is in Edward Place, Stepps, Glasgow, G33.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **7.0%** 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...



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Property Key Features

2 bedrooms

2 bathrooms

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £900

Lounge



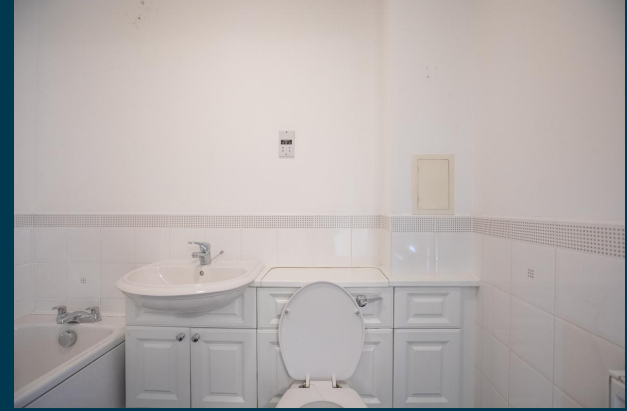
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 155,000.00

25% Deposit	£38,750.00
Stamp Duty ADS @ 8%	£12,400.00
LBTT Charge	£200
Legal Fees	£1,000.00
Total Investment	£52,350.00

Projected Investment Return



The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

£ 900



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	£900
Mortgage Payments on £116,250.00 @ 5%	£484.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£90.00
Total Monthly Costs	£589.38
Monthly Net Income	£310.63
Annual Net Income	£3,727.50
Net Return	7.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,927.50**
Adjusted To

Net Return **3.68%**

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

Annual Net Income **£1,402.50**
Adjusted To

Net Return **2.68%**

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 £170,000.



£170,000

2 bedroom ground floor flat for sale

+ Add to

Lowland Court, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Sep 2025 to 14 Nov 2025 (54 days) by Allen & Harris, Bishopbriggs Glasgow



£160,000

2 bedroom ground floor flat for sale

Lowland Court, Glasgow

CURRENTLY ADVERTISED

SOLD STC

Marketed from 11 Nov 2025 by Allen & Harris, Bishopbriggs Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £930 based on the analysis carried out by our letting team at **Let Property Management**.



£930 pcm

2 bedroom ground floor flat

Gatehouse Street, Sandyhills

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Aug 2025 to 27 Oct 2025 (67 days) by 1-2-Let, Glasgow



£800 pcm

2 bedroom ground floor flat

Balgraybank Street, Glasgow, G21 4XG

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Oct 2025 to 22 Dec 2025 (55 days) by Bellus Property, Bishopbriggs



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.



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Edward Place, Steps, Glasgow, G33

PROPERTY ID: 224118612

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.



LETPROPERTY