

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lindsay Road, New Haven,  
Edinburgh, EH6

190411167

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Lindsay Road, New Haven, Edinburgh, EH6

This property has a potential to rent for £1,800 which would provide the investor a Gross Yield of 9.0% 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...**



Lindsay Road, New  
Haven, Edinburgh, EH6

190411167



## Property Key Features

**3 bedroom**

**2 bathroom**

**Spacious Lounge Area**

**Two piece Bathroom**

**Factor Fees: £180 per year**

**Ground Rent: TBC**

**Lease Length: TBC**

**Market Rent: £1,800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £240,000.00 and borrowing of £180,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 240,000.00

25% Deposit	<b>£60,000.00</b>
Stamp Duty ADS @ 6%	<b>£14,400.00</b>
LBTT Charge	<b>£1,900</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£77,300.00</b>

# 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 £1,380 per calendar month but the potential market rent is

£ 1,800

Returns Based on Rental Income	£1,380	£1,800
Mortgage Payments on £180,000.00 @ 5%	£750.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£15.00	
Ground Rent	TBC	
Letting Fees	£138.00	£180.00
<b>Total Monthly Costs</b>	<b>£918.00</b>	<b>£960.00</b>
<b>Monthly Net Income</b>	<b>£462.00</b>	<b>£840.00</b>
<b>Annual Net Income</b>	<b>£5,544.00</b>	<b>£10,080.00</b>
<b>Net Return</b>	<b>7.17%</b>	<b>13.04%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,480.00**  
Adjusted To

Net Return                      **8.38%**

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

Annual Net Income      **£6,480.00**  
Adjusted To





Net Return                      **8.38%**



# 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 £250,000.

 <p>£250,000</p> <p> Floorplan</p>	<p><b>2 bedroom ground floor flat for sale</b> Sheriff Bank, Leith, Edinburgh, EH6</p> <p><b>CURRENTLY ADVERTISED</b></p> <p>Open viewing 20/06/24 (19:00-20:30).   Light and tastefully presented, two-bedroom, main door, gr...</p> <p>Marketed from 19 Apr 2024 by MOV8 Real Estate, Scotland Head Office</p>	<p><a href="#">+ Add to report</a></p>
 <p>£250,000</p> <p> Floorplan</p>	<p><b>3 bedroom flat for sale</b> 2/5 Annfield, Edinburgh, EH6 4JF</p> <p><b>NO LONGER ADVERTISED</b> <b>UNDER OFFER</b></p> <p>An excellent opportunity has arisen to purchase this beautifully presented top floor flat in true...</p> <p>Marketed from 10 Sep 2023 to 30 Nov 2023 (81 days) by Neilsons Solicitors and Estate Agents, Edinburgh</p>	<p><a href="#">+ Add to report</a></p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

## 3 bedroom flat

0731L – Lindsay Road, Edinburgh, EH6 4EP

+ Add to report

NO LONGER ADVERTISED

Private Parking | Double Glazing | Gas Heating | Lift Access | Secure Entry | White Goods  
| En Suite

Marketed from 11 Apr 2024 to 19 Apr 2024 (8 days) by SouthSide Property Management, Edinburgh



£1,800 pcm

## 3 bedroom flat

Portland Gardens, Leith, Edinburgh, EH6

+ Add to report

NO LONGER ADVERTISED LET AGREED

Double glazing | Shower | Washing machine | Dishwasher | Fridge Freezer

Marketed from 4 Apr 2024 to 11 Jun 2024 (68 days) by Clan Gordon, Edinburgh

# 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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Lindsay Road, New Haven, Edinburgh, EH6

PROPERTY ID: 12345678

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



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