

LET PROPERTY PACK

INVESTMENT INFORMATION

Bruce Gardens,
Dunfermline. KY11 8HG

194435656

 www.letproperty.co.uk





Property Description

Our latest listing is in Bruce Gardens, Dunfermline. KY11 8HG

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

With an ideal rental location with easy access to local valuable amenities, this would be a perfect investment for investors looking for a reliable rental income

Don't miss out on this fantastic investment opportunity...



Bruce Gardens,
Dunfermline. KY11 8HG

194435656



Property Key Features

2 Bedroom

2 Bathroom

Modern Kitchen

Three Piece Bathroom and
Ensuite Shower Room

Factor Fees: £40.00

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 135,000.00

25% Deposit	£33,750.00
Stamp Duty ADS @ 6%	£8,100.00
Legal Fees	£1,000.00
Total Investment	£42,850.00

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.



Returns Based on Rental Income	£850
Mortgage Payments on £101,250.00 @ 5%	£421.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£40.00
Letting Fees	£85.00
Total Monthly Costs	£561.88
Monthly Net Income	£288.13
Annual Net Income	£3,457.50
Net Return	8.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,757.50**
Adjusted To

Net Return **4.10%**

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

Annual Net Income **£1,432.50**
Adjusted To

Net Return **3.34%**

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 £64,800.00.



Floorplan

£60,000

2 bedroom apartment for sale
Bruce Gardens, Dunfermline, KY11

NO LONGER ADVERTISED SOLD STC

+ Add to report

Key features
Upper Apartment | Spacious Lounge | Two Bedrooms | One Ensuite | One Bathroom | Double Glazed | Genuine Move In Condition | 50% Equity ...

Marketed from 15 Feb 2021 to 20 Jul 2021 (154 days) by Purplebricks, covering Kirkcaldy

Sold price history

14 Jun 2021	£64,800
-------------	---------



£59,995

2 bedroom flat for sale
Bruce Gardens, Dunfermline

NO LONGER ADVERTISED SOLD STC

+ Add to report

Key features
A stylish and spacious top floor flat in the much sought after Duloch area of Dunfermline. The property is offered to the market on a 50% shared ...

Marketed from 21 Jul 2020 to 29 Sep 2020 (69 days) by remax property marketing, Dunfermline

Sold price history

6 Oct 2020	£63,000
------------	---------

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775.00 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom flat

Manor Gardens, Dunfermline, Fife, KY11

+ Add to report

NO LONGER ADVERTISED

LET AGREED

LRN - 1551939/250/02032 LARN - 1806014 EPC - B Council Tax - D High Spec and Finish 360 Online Vie...

Marketed from 26 May 2022 to 9 Jun 2022 (13 days) by YOUR MOVE, Dunfermline



£750 pcm

2 bedroom flat

Tarmachan Road, Dunfermline, KY11

+ Add to report

NO LONGER ADVERTISED

LET AGREED






LRN 1682839/250/04112 LARN 1806014 EPC - B Council Tax - D 360 Online Smart Viewing Available Ava...

SOLD PRICE HISTORY

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 Short Assured 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.



www.letproperty.co.uk

Bruce Gardens, Dunfermline. KY11 8HG

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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