

LET PROPERTY PACK

INVESTMENT INFORMATION

Blair Drive, Dunfermline,
KY12 0JZ

194533405

 www.letproperty.co.uk





Property Description

Our latest listing is in Blair Drive, Dunfermline, KY12 0JZ

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

The property is found within the prime location that allows for easy access to countless amenities, this would be a reliable addition to an investors portfolio.

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



Blair Drive, Dunfermline,
KY12 0JZ

194533405



Property Key Features

3 Bedroom

1 Bathroom

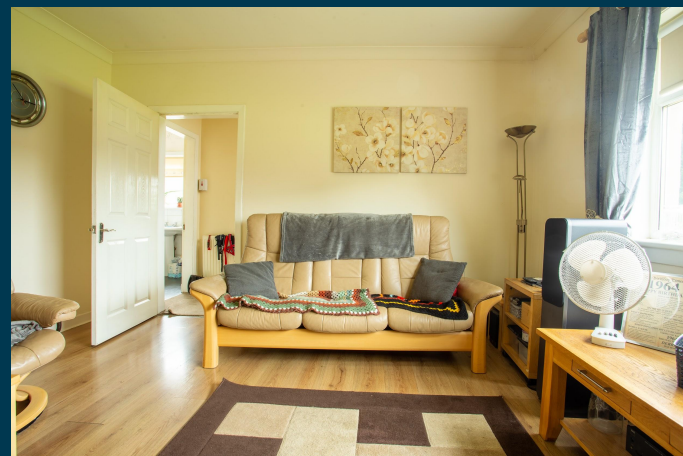
Modern Kitchen

Three Piece Bathroom

Factor Fees: £0.00

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 160,000.00

25% Deposit	£40,000.00
Stamp Duty ADS @ 6%	£9,600.00
Legal Fees	£1,000.00
Total Investment	£50,600.00

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	£1,000
Mortgage Payments on £120,000.00 @ 5%	£500.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£100.00
Total Monthly Costs	£615.00
Monthly Net Income	£385.00
Annual Net Income	£4,620.00
Net Return	9.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,620.00**
Adjusted To

Net Return **5.18%**

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

Annual Net Income **£2,220.00**
Adjusted To

Net Return **4.39%**

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 £165,000.00.



4 bedroom semi-detached house for sale

Blair Drive, Dunfermline

NO LONGER ADVERTISED SOLD STC

Key features

An excellent opportunity to purchase an extended Four Bedroom Semi-Detached House situated over two levels. The property would make an ...

Marketed from 1 May 2019 to 1 Aug 2019 (91 days) by remax property marketing, Dunfermline

+ Add to report

Sold price history

4 Nov 2019 £165,000



3 bedroom terraced house for sale

Blair Drive, Dunfermline

NO LONGER ADVERTISED UNDER OFFER

Key features

SPACIOUS END TERRACE | LOUNGE / DINER | KITCHEN | THREE BEDROOMS | WET ROOM | SUBSTANTIAL GARDEN TO FRONT AND ...

Marketed from 23 Mar 2022 to 27 May 2022 (64 days) by Regents Estates & Mortgages, Dalgety Bay

+ Add to report

Sold price history

30 May 2022 £140,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050.00 based on the analysis carried out by our letting team at **Let Property Management**.

 Floorplan



£1,050 pcm

3 bedroom end of terrace house

Reid Street, Dunfermline, KY12

+ Add to report

NO LONGER ADVERTISED

LET AGREED

LRN - 561436/250/25071 LARN - 1806014 EPC - C Council Tax
- D 360 Online Smart Viewing Available ...

SOLD PRICE HISTORY

 Floorplan



£995 pcm

3 bedroom detached house

Garvock Hill, Dunfermline, Fife, KY12

+ Add to report

NO LONGER ADVERTISED

LET AGREED

LRN 1639740/250/17082 LARN 1806014 EPC - D Council Tax -
E 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**
- ✓ Standard Short Assured 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

Blair Drive, Dunfermline, KY12 0JZ

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