

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Aitken Road Glenrothes,  
KY7 6SQ

196897701

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





## Property Description

Our latest listing is in Aitken Road Glenrothes, KY7 6SQ

Get instant cash flow of **£540.00** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£650.00** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Aitken Road Glenrothes,  
KY7 6SQ

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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Garden Grounds**

**Factor Fees: £0.00**

**Current Rent: £540.00**

**Market Rent: £650.00**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £95,000 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 95,000.00

25% Deposit	<b>£23,750.00</b>
Stamp Duty ADS @ 6%	<b>£5,700.00</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£30,450.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £540.00 per calendar month but the potential market rent is

£ 650.00

Returns Based on Rental Income	£540.00	£650.00
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£54.00	£65.00
<b>Total Monthly Costs</b>	<b>£365.88</b>	<b>£376.88</b>
<b>Monthly Net Income</b>	<b>£174.13</b>	<b>£273.13</b>
<b>Annual Net Income</b>	<b>£2,089.50</b>	<b>£3,277.50</b>
<b>Net Return</b>	<b>6.86%</b>	<b>10.76%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£1,977.50**

Net Return **6.49%**

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

Annual Net Income Adjusted To **£1,852.50**

Net Return **6.08%**

# 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 £169,995.00.



£169,995

## 2 bedroom terraced house for sale

Waterworks Way, Glenrothes, KY7

+ Add to report

CURRENTLY ADVERTISED

New Build | DG and GCH with Hive Controls | Lounge with French doors to back garden | UV panels t...

Marketed from 4 Jul 2023 by Fords Daly Legal, Kirkcaldy



£95,000

## 2 bedroom terraced house for sale

Julian Road, Glenrothes, KY7

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Double Glazing | Gas Central Heating | 2 Double Bedrooms | Driveway | Large Back Garden | School ...

### SOLD PRICE HISTORY

19 Dec 2013

£63,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700.00 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 2 bedroom terraced house

Scott Road, Glenrothes, Fife, KY6

+ Add to report

NO LONGER ADVERTISED LET AGREED

Newly Refurbished Property | Situated In South Parks | Energy Rating C | LRN 282661/250/1341 | Ne...

### SOLD PRICE HISTORY

9 Jun 2010	£71,000
16 Dec 2008	£82,000
25 Oct 2002	£20,160



£650 pcm

## 2 bedroom terraced house

Thistle Drive, Glenrothes, Fife, KY7

+ Add to report

NO LONGER ADVERTISED LET AGREED

Terraced Home In Collydean | Bright And Spacious Lounge | Energy Rating D | LRN 383007/250/05021 ...






### SOLD PRICE HISTORY

28 Jul 2015	£61,500
3 May 2010	£65,000
20 Nov 2007	£83,000

# 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: **Yes**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 years+**
-  Payment history: **On time for length of tenancy**

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

Aitken Road Glenrothes, KY7 6SQ

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.



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