

LET PROPERTY PACK

INVESTMENT INFORMATION

Park View Stoneyburn,
Bathgate, EH47 8AX

199396962

 www.letproperty.co.uk





Property Description

Our latest listing is in Park View Stoneyburn, Bathgate, EH47 8AX

Get instant cash flow of **£425** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Park View Stoneyburn,
Bathgate, EH47 8AX

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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Easy access to local amenities

Factor Fees: £50.00

Current Rent: £425

Market Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000 and borrowing of £45,000.00 at £75.00% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 6%	£3,600.00
Legal Fees	£1,000.00
Total Investment	£19,600.00

Projected Investment Return



The monthly rent of this property is currently set at £425 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£425	£500
Mortgage Payments on £45,000.00 @ 4%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Letting Fees	£42.50	£50.00
Total Monthly Costs	£295	£302.50
Monthly Net Income	£130	£197.50
Annual Net Income	£1,560	£2,370.00
Net Return	7.96%	12.09%

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 **£1,370.00**
Adjusted To

Net Return **6.99%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

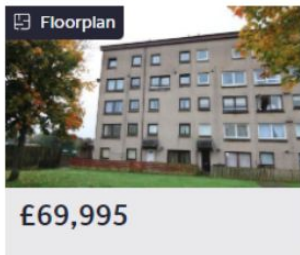
Annual Net Income **£1,470.00**
Adjusted To

Net Return **7.50%**

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 £69,995.



2 bedroom maisonette for sale

Park View, Stoneyburn, EH47

NO LONGER ADVERTISED SOLD STC

Key features

Deceptively Spacious Two Bedroom Maisonette. | Situated In A Well-Established Residential Estate Of Stoneyburn. | Ideal Purchase The First ...

Marketed from 14 Oct 2021 to 17 Jun 2022 (246 days) by Newman Properties, Bathgate

+ Add to report



2 bedroom ground floor flat for sale

Park View, Stoneyburn, EH47

CURRENTLY ADVERTISED SOLD STC

Key features

Deceptively Spacious Two Bedroom Flat. | Situated In A Well-Established Residential Estate Of Stoneyburn. | Ideal Purchase The First Time Buyer ...

Marketed from 15 Sep 2022 by Almond Letting, Bathgate

+ Add to report

Sold price history

19 Oct 2006	£52,500
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom ground maisonette

Burngrange Cottages, West Calder, EH55

+ Add to report

NO LONGER ADVERTISED

Built in Wardrobes | Double Glazing | Driveway | Front Garden | Gas Central Heating | Part Furnis...

SOLD PRICE HISTORY

25 Nov 2019

£67,000

Marketed from 4 Jan 2024 to 8 Jan 2024 (4 days) by RentLocally.co.uk Ltd, Edinburgh



£650 pcm

1 bedroom flat

Farrier Court, Blackburn, EH47

+ Add to report

NO LONGER ADVERTISED

This lovely one bedroom, second floor flat is situated in a popular location in Blackburn. The pr...

SOLD PRICE HISTORY

28 Mar 2023

£55,000

Marketed from 14 Sep 2023 to 19 Sep 2023 (4 days) by RentLocally.co.uk Ltd, 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: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 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

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8AX

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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