

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sang Road Kirkcaldy, KY1

197556562

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





## Property Description

Our latest listing is in Sang Road Kirkcaldy, KY1

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

The previous tenants have vacated the property and it is being sold as vacant possession.

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



Sang Road Kirkcaldy, KY1

197556562



## Property Key Features

**3 bedrooms**

**1 bathroom**

**Double Glazed Window**

**Garden Ground**

**The previous tenants have vacated the property and it is being sold as vacant possession.**

**Available for Residential Purchasers**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Market Rent: £1,300**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £160,000 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 160,000.00

25% Deposit	£40,000.00
SDLT Charge	£4,800
Legal Fees	£1,000.00
Total Investment	£45,800.00

# Projected Investment Return



The potential market rent per calendar month of this property is currently set at

£ 1,300



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	£1,300
Mortgage Payments on £120,000.00 @ 5%	£500.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£130.00
<b>Total Monthly Costs</b>	<b>£645.00</b>
<b>Monthly Net Income</b>	<b>£655.00</b>
<b>Annual Net Income</b>	<b>£7,860.00</b>
<b>Net Return</b>	<b>17.16%</b>

# 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 £168,000.



£164,999



Floorplan

## 2 bedroom terraced house for sale

14 Sang Road, Kirkcaldy, KY1 1EZ

+ Add to report

NO LONGER ADVERTISED

Part exchange is available for this simply stunning home with two bedrooms and a bonus room in th...

### SOLD PRICE HISTORY

31 May 2023	£168,000
28 Apr 2023	£167,996
8 Jul 2015	£85,000



£199,995



Floorplan

## 3 bedroom apartment for sale

Sang Road, Kirkcaldy, Fife, KY1

+ Add to report

NO LONGER ADVERTISED

3 Bedrooms | Feature Fireplaces | Large Dining Room | Traditional Ground Floor Apartment | Modern...

### SOLD PRICE HISTORY

13 Nov 2017	£155,000
8 Jan 2008	£152,500

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,680 based on the analysis carried out by our letting team at **Let Property Management**.



£1,680 pcm

### 3 bedroom apartment

Ocean Drive, Edinburgh, Midlothian, EH6

+ Add to report

NO LONGER ADVERTISED LET AGREED

Deposit £500 - NON HMO COMPLIANT Truly stunning and beautifully presented, three bedroom, third f...

Marketed from 27 Sep 2022 to 21 Oct 2022 (24 days) by DJ Alexander, Edinburgh



£1,650 pcm

### 3 bedroom flat

New Cut Rigg, Edinburgh, EH6 4QR

+ Add to report

NO LONGER ADVERTISED

Extremely bright and spacious 3 bed "Penthouse Apartment" in excellent locale close to all amenit...

Marketed from 9 Feb 2024 to 13 Feb 2024 (3 days) by Zone, Edinburgh



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

Sang Road Kirkcaldy, KY1

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**