

LET PROPERTY PACK

INVESTMENT INFORMATION

Sang Road Kirkcaldy, KY1

197556562











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



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









Initial Outlay





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



25% Deposit **£40,000.00**

SDLT Charge £4,800

Legal Fees £1,000.00

Total Investment £45,800.00

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.

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

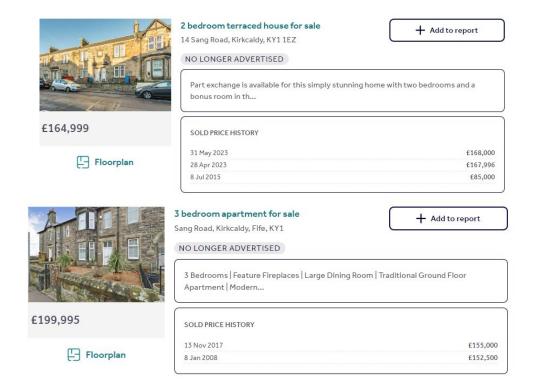


Returns Based on Rental Income	£1,300
Mortgage Payments on £120,000.00 @ 5%	£500.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£130.00
Total Monthly Costs	£645.00
Monthly Net Income	£655.00
Annual Net Income	£7,860.00
Net Return	17.16 %

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.



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

NO LONGER ADVERTISED LET AGREED

Deposit £500 - NON HMO COMPLIANT Truly stunning and beautifully presented, three bedroom, third $f_{\rm s.s.}$

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

NO LONGER ADVERTISED

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

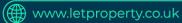
Marketed from 9 Feb 2024 to 13 Feb 2024 (3 days) by Zone, Edinburgh

+ Add to report

+ Add to report







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Sang Road Kirkcaldy, KY1



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.