

LET PROPERTY PACK

INVESTMENT INFORMATION

Warout Road Glenrothes,
KY7 4EP

200036837

 www.letproperty.co.uk





Property Description

Our latest listing is in Warout Road Glenrothes, KY7 4EP

Get instant cash flow of **£600** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.9%** 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...



Warout Road Glenrothes,
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Property Key Features

3 bedrooms

1 bathroom

Three Piece Bathroom

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £600

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£36,650.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£600	£950
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£60.00	£95.00
Total Monthly Costs	£434.38	£469.38
Monthly Net Income	£165.63	£480.63
Annual Net Income	£1,987.50	£5,767.50
Net Return	5.42%	15.74%

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 **£3,867.50**
Adjusted To

Net Return **10.55%**

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

Annual Net Income **£4,042.50**
Adjusted To

Net Return **11.03%**

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 £125,000.



3 bedroom terraced house for sale

Warout Road, Glenrothes, KY7

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Immaculate Terraced Villa | Entrance hallway; Lounge | Modern Fitted Kitchen | 3 Bedrooms | Moder...

£125,000



SOLD PRICE HISTORY	
30 May 2022	£142,500
22 Aug 2013	£80,000

Marketed from 8 Jun 2022 to 6 Jul 2022 (28 days) by Thorntons Property Services, Dundee



3 bedroom terraced house for sale

Warout Road, Glenrothes

+ Add to report

NO LONGER ADVERTISED

BEAUTIFUL MID TERRACED HOUSE | THREE BEDROOMS | DG- GCH - EPC B - DRIVEWAY | LARGE ENCLOSED GARDE...

£120,000



SOLD PRICE HISTORY	
24 Nov 2014	£88,000

Marketed from 7 Oct 2022 to 14 Nov 2022 (38 days) by Home Sweet Home Estate Agents Fife, Glenrothes

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

3 bedroom detached house

Woodlands Cottage Star Glenrothes

+ Add to report

NO LONGER ADVERTISED

RE/MAX Professionals are delighted to bring to the rental market this stunning, traditionally bu...

Marketed from 19 Sep 2023 to 16 Oct 2023 (27 days) by Remax Professionals, Kirkcaldy



£950 pcm

3 bedroom house

High Street, Markinch, Glenrothes, Fife, KY7

+ Add to report

NO LONGER ADVERTISED LET AGREED

* Spacious family home with off street parking and garage * LRN 68921/250/12180
Energy Rating D ...

SOLD PRICE HISTORY

12 Sep 2023

£195,000



Floorplan

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

Warout Road Glenrothes, KY7 4EP

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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