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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...

LETPR®PERTY





Warout Road Glenrothes, KY7 4EP

200036837

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

















Bedrooms





Bathroom





Exterior





Initial Outlay





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

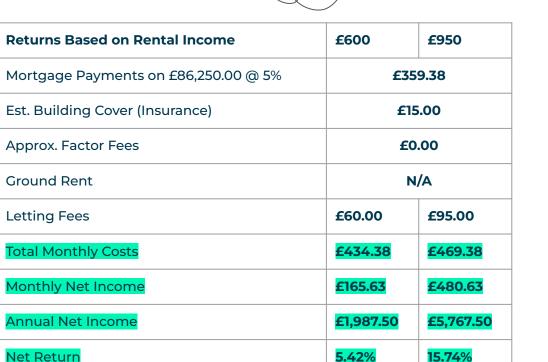


25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£36,650.00

Projected Investment Return



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



950

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

£1



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 + Add to report Warout Road, Glenrothes, KY7	
	NO LONGER ADVERTISED UNDER OFFER	
	Immaculate Terraced Villa Entrance hallway; Lounge Modern Fitted Kitchen 3 Bedrooms Moder	
25,000	SOLD PRICE HISTORY	
	30 May 2022 €142	,500
L-] Floorplan	22 Aug 2013 £80	,000

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

BEAUTIFUL MID TERRACED HOUSE | THREE BEDROOMS | DG- GCH - EPC B -



Floorplan

£120,000

F



DRIVEWAY LARGE ENCLOSED GARDE ...

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

+ Add to report

£88,000

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



Solution College Star Clerifornes

NO LONGER ADVERTISED

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

+ Add to report

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

	3 bedroom house + Add to report 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
£950 pcm	SOLD PRICE HISTORY
- Floorplan	12 Sep 2023 £195,000

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.

