

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sciennes House Place  
Edinburgh, EH9 1NW

202711489

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





## Property Description

Our latest listing is in Sciennes House Place Edinburgh, EH9 1NW

Get instant cash flow of **£750** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Sciennes House Place  
Edinburgh, EH9 1NW

202711489



## Property Key Features

**1 bedroom**

**1 bathroom**

**Great Condition**

**Close proximity to valuable amenities**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £750**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 170,000.00

25% Deposit	£42,500.00
Stamp Duty ADS @ 6%	£10,200.00
LBTT Charge	£500
Legal Fees	£1,000.00
Total Investment	£54,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£750	£1,150
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£75.00	£115.00
<b>Total Monthly Costs</b>	<b>£621.25</b>	<b>£661.25</b>
<b>Monthly Net Income</b>	<b>£128.75</b>	<b>£488.75</b>
<b>Annual Net Income</b>	<b>£1,545.00</b>	<b>£5,865.00</b>
<b>Net Return</b>	<b>2.85%</b>	<b>10.82%</b>

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      **£3,565.00**  
Adjusted To

Net Return                      **6.58%**

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

Annual Net Income      **£3,315.00**  
Adjusted To

Net Return                      **6.12%**

# 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 £185,000.



£185,000

Floorplan

**1 bedroom flat for sale**  
2 (3F5), Sciennes House Place, Newington, Edinburgh, EH9 1NW

+ Add to report

NO LONGER ADVERTISED SOLD STC

Sunny, attractively presented traditional top floor flat situated in a high amenity area convenie...

Marketed from 2 Nov 2020 to 22 Apr 2021 (171 days) by Warners Solicitors, Edinburgh



£185,000

**1 bedroom flat for sale**  
2 (2f1) Sciennes House Place, Sciennes, Edinburgh, EH9

+ Add to report

CURRENTLY ADVERTISED SOLD STC

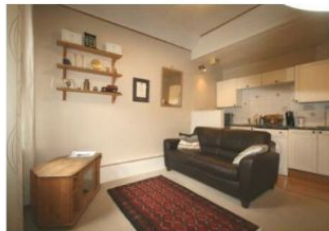
Second Floor | Open Plan Kitchen/ Sitting Room | One Bedroom | Shower Room with Separate WC | Ele...

Marketed from 7 Sep 2023 by DJ Alexander, Edinburgh

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,650 based on the analysis carried out by our letting team at **Let Property Management**.



£2,650 pcm

## 1 bedroom flat

Buccleuch Street, Edinburgh

+ Add to report

NO LONGER ADVERTISED

FESTIVAL LET - Charming, one bedroomed property in the sought-after Newington area of Edinburgh. ...

Marketed from 3 Mar 2023 to 17 Aug 2023 (166 days) by Ben Property, Edinburgh



£1,450 pcm

## 1 bedroom flat

East Parkside, Edinburgh, EH16

+ Add to report

CURRENTLY ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 2038681

Marketed from 1 Apr 2024 by OpenRent, London

# 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**



Current term of tenancy: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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

Sciennes House Place Edinburgh, EH9  
1NW

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**