

LET PROPERTY PACK

INVESTMENT INFORMATION

Coillesdene Grove,
Edinburgh EH15 2JE, UK

202130479

 www.letproperty.co.uk





Property Description

Our latest listing is in Coillesdene Grove, Edinburgh EH15 2JE, UK

Get instant cash flow of **£600** per calendar month with a **3.8%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.3%** 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...



Coillesdene Grove,
Edinburgh EH15 2JE, UK

202130479



Property Key Features

2 bedrooms

1 bathroom

Great Condition

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £600

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 190,000.00

25% Deposit	£47,500.00
Stamp Duty ADS @ 6%	£11,400.00
LBTT Charge	£900
Legal Fees	£1,000.00
Total Investment	£60,800.00

Projected Investment Return



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

£ 1,150

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	£600	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£60.00	£115.00
Total Monthly Costs	£668.75	£723.75
Monthly Net Income	-£68.75	£426.25
Annual Net Income	-£825.00	£5,115.00
Net Return	-1.36%	8.41%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£2,815.00**
Adjusted To

Net Return **4.63%**

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

Annual Net Income **£2,265.00**
Adjusted To

Net Return **3.73%**

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 £325,000.



2 bedroom ground floor flat for sale

Joppa Park, EDINBURGH, EH15

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Ground Floor Flat | Lounge | Fitted Kitchen | Two Double Bedrooms | Family Bathroom | Double Glaz...

£325,000



SOLD PRICE HISTORY

23 Jul 2021

£355,000

Marketed from 12 May 2021 to 12 Jul 2021 (61 days) by Purplebricks, covering Edinburgh



2 bedroom ground floor flat for sale

12 Morton Street, Joppa, Edinburgh, EH15 2HW

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

A unique stone fronted garden level cottage set in beautifully tended south-facing gardens to the...

£300,000



SOLD PRICE HISTORY

24 Dec 2020

£360,000

Marketed from 11 Oct 2020 to 10 Feb 2021 (122 days) by Warners Solicitors, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,445 based on the analysis carried out by our letting team at **Let Property Management**.



£1,445 pcm

2 bedroom flat

Milton Road East, Joppa, Edinburgh, EH15

NO LONGER ADVERTISED LET AGREED

+ Add to report

Double glazing | Washing machine | Fridge Freezer

Marketed from 15 Jan 2024 to 19 Mar 2024 (64 days) by Umega Lettings, Edinburgh



£1,399 pcm

2 bedroom flat

Morton Street, Edinburgh, EH15

NO LONGER ADVERTISED

+ Add to report

No Agent Fees | Students Can Enquire | Property Reference Number: 1726781

Marketed from 6 Jun 2023 to 26 Jun 2023 (19 days) 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: **5 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

Coillesdene Grove, Edinburgh EH15 2JE, UK

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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