

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Craiglaw, Dechmont, EH52

210681753

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





## Property Description

Our latest listing is in Craiglaw, Dechmont, EH52

Get instant cash flow of **£700** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,055** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.**

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



Craiglaw, Dechmont,  
EH52

210681753



## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Room**

**Garden Ground Space**

**Factor Fees: Freehold**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £700**

**Market Rent: £1,055**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 150,000.00

25% Deposit	<b>£37,500.00</b>
Stamp Duty ADS @ 6%	<b>£9,000.00</b>
LBTT Charge	<b>£100</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£47,600.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,055

Returns Based on Rental Income	£700	£1,055
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£70.00	£105.50
<b>Total Monthly Costs</b>	<b>£553.75</b>	<b>£589.25</b>
<b>Monthly Net Income</b>	<b>£146.25</b>	<b>£465.75</b>
<b>Annual Net Income</b>	<b>£1,755.00</b>	<b>£5,589.00</b>
<b>Net Return</b>	<b>3.69%</b>	<b>11.74%</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      **£3,479.00**  
Adjusted To

Net Return                      **7.31%**

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

Annual Net Income      **£3,339.00**  
Adjusted To

Net Return                      **7.01%**

# 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 £169,000.



£169,000

## 3 bedroom terraced house for sale

+ Add to report

Craiglaw, Dechmont, EH52 6LU

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Aug 2021 to 10 Dec 2021 (120 days) by Remax Property, West Lothian



£164,000

## 3 bedroom terraced house for sale

+ Add to report

Craiglaw, Dechmont, EH52 6LU

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Mar 2022 to 28 Apr 2022 (51 days) by Remax Property, West Lothian

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,095 based on the analysis carried out by our letting team at **Let Property Management**.



£1,095 pcm

## 3 bedroom terraced house

Gordon Way, Livingston, West Lothian, EH54

CURRENTLY ADVERTISED

LET AGREED

Marketed from 24 Sep 2024 by YOUR MOVE, Falkirk

+ Add to report



£1,050 pcm

## 3 bedroom terraced house

Ferguson Way, Livingston, West Lothian, EH54

NO LONGER ADVERTISED






Marketed from 5 Jul 2024 to 23 Jul 2024 (17 days) by EwartPark Sales & Lettings, Bathgate

+ Add to report

# 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: **4 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)

Craiglaw, Dechmont, EH52

PROPERTY ID: 12345678

Interested in this  
**property investment?**

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**