

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Waverley Park, Edinburgh,  
EH8 8ET

212692770

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





## Property Description

Our latest listing is in Waverley Park, Edinburgh, EH8 8ET

Get instant cash flow of **£980** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£1,095** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

**The property has long term tenants currently situated, and located within a prime rental location in Edinburgh. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



Waverley Park,  
Edinburgh, EH8 8ET

212692770



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Good Condition**

**Easy access to local amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £980**

**Market Rent: £1,095**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 160,000.00

25% Deposit	<b>£40,000.00</b>
Stamp Duty ADS @ 6%	<b>£9,600.00</b>
LBTT Charge	<b>£300</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£50,900.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £980 per calendar month but the potential market rent is

£ 1,095



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	£980	£1,095
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£98.00	£109.50
<b>Total Monthly Costs</b>	<b>£613.00</b>	<b>£624.50</b>
<b>Monthly Net Income</b>	<b>£367.00</b>	<b>£470.50</b>
<b>Annual Net Income</b>	<b>£4,404.00</b>	<b>£5,646.00</b>
<b>Net Return</b>	<b>8.65%</b>	<b>11.09%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,456.00**  
Adjusted To

Net Return                      **6.79%**

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

Annual Net Income      **£3,246.00**  
Adjusted To

Net Return                      **6.38%**

# 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 £198,000.



**2 bedroom flat for sale** + Add to report

1F4, 4 Edina Street, Edinburgh, EH7 5PN

**CURRENTLY ADVERTISED**

Marketed from 4 Jun 2024 by Ennova Estate Agents, Edinburgh

---

Traditional first floor flat with excellent potential | Quiet and private aspect to the rear | Or...

£198,000



**2 bedroom flat for sale** + Add to report

2/11 Harrismith Place, Leith, Edinburgh, EH7 5PA

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 22 Aug 2024 to 14 Nov 2024 (83 days) by Warners Solicitors, Edinburgh

---

Large living room with twin windows | Fitted kitchen with real oak worktops | 2 double bedrooms, ...

£195,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom flat** [+ Add to report](#)

Tytler Court, Edinburgh, EH8

**NO LONGER ADVERTISED**

Marketed from 27 Apr 2024 to 30 Apr 2024 (2 days) by OpenRent, London

---

No Agent Fees | Property Reference Number: 2063774

**£1,200 pcm**



**2 bedroom flat** [+ Add to report](#)

7, Waverley Park, Edinburgh, EH8 8EW

**CURRENTLY ADVERTISED**

Marketed from 14 Oct 2024 by Zone, Edinburgh

---

Well presented 2 bed apartment in excellent location close to all amenities, parks, city center a...

**£1,199 pcm**

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

Waverley Park, Edinburgh, EH8 8ET

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**