

LET PROPERTY PACK

INVESTMENT INFORMATION

Edgar Street, Dunfermline,
KY12

214055850

 www.letproperty.co.uk





Property Description

Our latest listing is in Edgar Street, Dunfermline, KY12

Get instant cash flow of **£640** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Edgar Street,
Dunfermline, KY12

214055850



Property Key Features

2 Bedrooms

2 Bathrooms

Juliet Balcony

Good Condition

Factor Fees: £152 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £640

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 145,000.00

25% Deposit	£36,250.00
Stamp Duty ADS @ 6%	£8,700.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£45,950.00

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 £640 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£640	£800
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£152.00	
Ground Rent	Freehold	
Letting Fees	£64.00	£80.00
Total Monthly Costs	£684.13	£700.13
Monthly Net Income	-£44.13	£99.88
Annual Net Income	-£529.50	£1,198.50
Net Return	-1.15%	2.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£401.50**
Adjusted To

Net Return **-0.87%**

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

Annual Net Income **-£976.50**
Adjusted To

Net Return **-2.13%**

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 £150,000.



£150,000

2 bedroom flat for sale

+ Add to report

Flat 5, 73 Priory Lane, Dunfermline, KY12 7DT

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Aug 2022 to 29 Sep 2022 (42 days) by Morgans, Dunfermline



£125,000

2 bedroom flat for sale

+ Add to report

Edgar Street, Dunfermline

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jun 2023 to 12 Oct 2023 (106 days) by Westgate Estate Agents, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

Skibo Court, Dunfermline, Fife, KY12

CURRENTLY ADVERTISED

Marketed from 22 Jan 2025 by YOUR MOVE, Dunfermline

+ Add to report



£725 pcm

2 bedroom apartment

52, Edgar Street Dunfermline, KY12 7EY

NO LONGER ADVERTISED

Marketed from 7 Sep 2022 to 8 Sep 2022 (1 days) by Morgans, Dunfermline

+ 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: **2 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

Edgar Street, Dunfermline, KY12

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