

LET PROPERTY PACK

INVESTMENT INFORMATION

West Pilton Avenue,
Edinburgh, EH4 4BT

214060624

 www.letproperty.co.uk





Property Description

Our latest listing is in West Pilton Avenue, Edinburgh, EH4 4BT

Get instant cash flow of **£1,095** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£2,079** which would provide the investor a Gross Yield of **16.1%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



West Pilton Avenue,
Edinburgh, EH4 4BT

214060624



Property Key Features

3 bedrooms

1 bathroom and 1 WC

Private and communal Garden

Allocated Parking Space

Well Maintained Property

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,095

Market Rent: £2,079

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 155,000.00

25% Deposit

£38,750.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£200

Legal Fees

£1,000.00

Total Investment

£52,350.00

Projected Investment Return



The monthly rent of this property is currently set at £1,095 per calendar month but the potential market rent is

£ 2,079



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	£1,095	£2,079
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£109.50	£207.90
Total Monthly Costs	£608.88	£707.28
Monthly Net Income	£486.13	£1,371.73
Annual Net Income	£5,833.50	£16,460.70
Net Return	11.14%	31.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£12,302.70**
Adjusted To

Net Return **23.50%**

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


Annual Net Income **£14,135.70**
Adjusted To

Net Return **27.00%**

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 £160,000.



£160,000

3 bedroom flat for sale


30 Boswall Parkway, Boswall, Edinburgh, EH5 2BU

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 20 Nov 2023 to 19 Jan 2024 (60 days) by Connor Malcolm, Edinburgh

Closing date set for Wednesday 29th November at 12 noon. Spacious and bright main door upper vill...

[+ Add to report](#)



£159,000

3 bedroom flat for sale

59 Pilton Place, Pilton, Edinburgh, EH5 2HA

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 16 Sep 2024 to 24 Dec 2024 (98 days) by Truscott Property, Edinburgh

Ground Floor Flat | Generous Private Front and Rear Gardens | Driveway | 3 Bedrooms | Sitting Roo...

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,100 based on the analysis carried out by our letting team at **Let Property Management**.



£2,100 pcm

3 bedroom flat

+ Add to report

Dundonald Street, Edinburgh, EH3

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Dec 2023 to 23 May 2024 (164 days) by DJ Alexander, Edinburgh

Three bedrooms | One reception room | Two abthrooms | HMO | Apartment/Flat | Ground floor | Permi...



£2,095 pcm

3 bedroom flat

+ Add to report

St. Stephen Street, Edinburgh, EH3

NO LONGER ADVERTISED

Marketed from 11 Mar 2024 to 30 Apr 2024 (50 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2005137

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

West Pilton Avenue, Edinburgh, EH4 4BT

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.



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