

LET PROPERTY PACK

INVESTMENT INFORMATION

Stenhouse St W,
Edinburgh EH11

214692894

 www.letproperty.co.uk





Property Description

Our latest listing is in Stenhouse St W, Edinburgh EH11

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.0%** 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...



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Edinburgh EH11

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Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Front Garden Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000

25% Deposit	£51,750.00
SDLT Charge	6210
Legal Fees	£1,000.00
Total Investment	£58,960.00

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.



Returns Based on Rental Income	£1,200
Mortgage Payments on £155,250.00 @ 5%	£646.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£120.00
Total Monthly Costs	£781.88
Monthly Net Income	£418
Annual Net Income	£5,018
Net Return	8.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,618**
Adjusted To

Net Return **4.44%**

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

Annual Net Income **£1,913**
Adjusted To

Net Return **3.24%**

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 £180,000.



£180,000

2 bedroom flat for sale

Stenhouse Street West, Stenhouse, Edinburgh, EH11

NO LONGER ADVERTISED

Marketed from 25 Dec 2024 to 25 Dec 2024 by ELC, Edinburgh

+ Add to report



£130,000

2 bedroom flat for sale

Saughton Mains Park, Saughton, Edinburgh, EH11

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Aug 2022 to 8 Dec 2022 (101 days) by MOV8 Real Estate, Scotland Head Office

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom flat

[+ Add to report](#)

Stenhouse Gardens,, Stenhouse, Edinburgh, EH11

NO LONGER ADVERTISED

Marketed from 8 Dec 2023 to 12 Jan 2024 (35 days) by Gilson Gray LLP, Edinburgh



£865 pcm

2 bedroom apartment

[+ Add to report](#)

Saughton Mains Street, Saughton, Edinburgh, EH11

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Apr 2022 to 23 May 2022 (26 days) by DJ Alexander, Edinburgh

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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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.



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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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