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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...





Stenhouse St W, Edinburgh EH11

214692894

2 Bedrooms Facto 1 Bathroom Grour

Property Key Features

Good Condition

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Front Garden Space

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Market Rent: £1,200









Kitchen





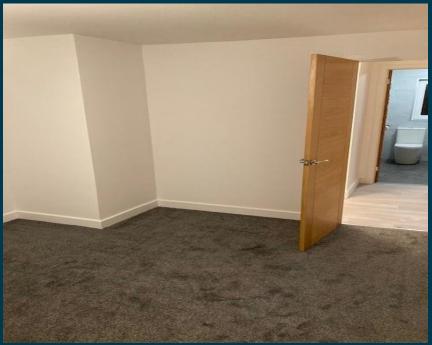




Bedrooms







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



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	твс
Ground Rent	твс
Letting Fees	£120.00
Total Monthly Costs	£781.88
Monthly Net Income	£418
Annual Net Income	£5,018
Net Return	<mark>8.51%</mark>

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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

£130,000

2 bedroom flat for sale

Stenhouse Street West, Stenhouse, Edinburgh, EH11

NO LONGER ADVERTISED

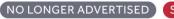
Marketed from 25 Dec 2024 to 25 Dec 2024 by ELC, Edinburgh



2 bedroom flat for sale

+ Add to report

Saughton Mains Park, Saughton, Edinburgh, EH11





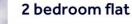
Marketed from 29 Aug 2022 to 8 Dec 2022 (101 days) by MOV8 Real Estate, Scotland Head Office





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**.



Stenhouse Gardens,, Stenhouse, Edinburgh, EH11

NO LONGER ADVERTISED

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

+ Add to report

£865 pcm

£1,400 pcm







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





Standard Tenancy Agreement In Place: **NO**



Payment history: N/A

Current term of tenancy: VACANT



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.

