

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Eskgrove Drive, Bilston,  
Roslin, EH25

216081977

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





## Property Description

Our latest listing is in Eskgrove Drive, Bilston, Roslin, EH25

Get instant cash flow of **£700** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.2%** 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...**



Eskgrove Drive, Bilston,  
Roslin, EH25

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Rear Garden Space**

**Factor Fees: TBC**

**Current Rent: £700**

**Market Rent: £1,150**



# Lounge



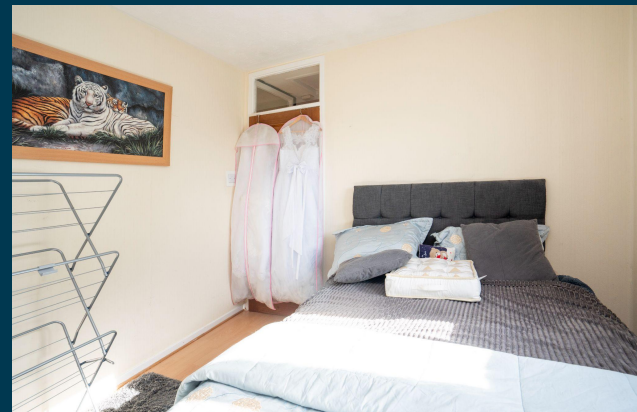


# Kitchen





# Bedrooms





# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
Stamp Duty ADS @ 6%	£9,000.00
LBTT Charge	£100
Legal Fees	£1,000.00
Total Investment	£47,600.00

# 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 £700 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£700	£1,150
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.00	
Letting Fees	£70.00	£115.00
Total Monthly Costs	£553.75	£598.75
Monthly Net Income	£146.25	£551.25
Annual Net Income	£1,755.00	£6,615.00
Net Return	3.69%	13.90%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,315.00**  
Adjusted To

Net Return                      **9.07%**

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

Annual Net Income      **£4,365.00**  
Adjusted To

Net Return                      **9.17%**

# 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 £170,000.



**£170,000**

## 2 bedroom end of terrace house for sale

[+ Add to report](#)

36 Eskgrove Drive, Bilston, EH25 9RZ

NO LONGER ADVERTISED

Marketed from 7 Jun 2024 to 3 Dec 2024 (178 days) by Kilgour Property, Edinburgh



**£125,000**

## 2 bedroom flat for sale

[+ Add to report](#)

Caerketton Avenue, Bilston, Roslin, Midlothian, EH25

NO LONGER ADVERTISED

**SOLD STC**

Marketed from 31 Aug 2022 to 13 Dec 2022 (103 days) by YOUR MOVE, Dalkeith



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £905 based on the analysis carried out by our letting team at **Let Property Management**.



**£905 pcm**

## 2 bedroom flat

Charles Wilson Avenue Bilston EH25

NO LONGER ADVERTISED

Marketed from 4 Mar 2025 to 12 Mar 2025 (7 days) by Touchstone, Edinburgh

+ Add to report



**£720 pcm**

## 2 bedroom flat

Charles Wilson Avenue, Midlothian, EH25

NO LONGER ADVERTISED

Marketed from 23 Jan 2023 to 24 Jan 2023 by Touchstone, Edinburgh

+ 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.



Eskgrove Drive, Bilston, Roslin, EH25

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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