

LET PROPERTY PACK

INVESTMENT INFORMATION

Morton Road, Stewarton,
Kilmarnock KA3

211171617

 www.letproperty.co.uk





Property Description

Our latest listing is in Morton Road, Stewarton, Kilmarnock KA3

Get instant cash flow of **£525** per calendar month with a **9.7%** Gross Yield for investors.

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...



Morton Road, Stewarton,
Kilmarnock KA3

211171617



Property Key Features

1 Bedroom

1 Bathroom

Driveway

Good Condition

Factor Fees: £22.92 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £525

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£5,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,450.00

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	£525
Mortgage Payments on £48,750.00 @ 5%	£203.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£22.92
Ground Rent	Freehold
Letting Fees	£52.50
Total Monthly Costs	£293.55
Monthly Net Income	£231.46
Annual Net Income	£2,777.46
Net Return	12.37%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,727.46**
Adjusted To

Net Return **7.69%**

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

Annual Net Income **£1,802.46**
Adjusted To

Net Return **8.03%**

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 £65,000.



£65,000

1 bedroom flat for sale

Brown Street, Stewarton

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 14 Apr 2022 to 30 Jun 2022 (76 days) by Stewart Residential, Kilmarnock

+ Add to report



£42,000

1 bedroom flat for sale

Morton Road, Stewarton

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 21 Apr 2023 to 1 Aug 2023 (102 days) by Penny Lane Homes Ltd, Renfrew

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £525 based on the analysis carried out by our letting team at **Let Property Management**.



£525 pcm

1 bedroom flat

+ Add to report

Morton Road, Stewarton, Kilmarnock.Ayrshire, KA3 3BQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Feb 2025 to 4 Apr 2025 (49 days) by Mitchells Sales and Letting, Glasgow



£495 pcm

1 bedroom flat

+ Add to report

Morton Road, Stewarton

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Nov 2022 to 16 Dec 2022 (38 days) by Stewart Residential, Kilmarnock

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.



Morton Road, Stewarton, Kilmarnock KA3

PROPERTY ID: 211171617

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