

LET PROPERTY PACK

INVESTMENT INFORMATION

Park View, Stoneyburn,
Bathgate, EH47 8AX

216665843

 www.letproperty.co.uk





Property Description

Our latest listing is in Park View, Stoneyburn, Bathgate, EH47 8AX

This property has a potential to rent for **£622** which would provide the investor a Gross Yield of **16.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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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Property Key Features

1 Bedroom

1 Bathroom

Ideal for First Time Buyers

Well-Maintained Property

Communal Private Parking

This property is a first-floor flat situated within a five-storey, purpose-built detached block comprising three flats

Factor Fees: £33 pm

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £622

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £45,000.00 and borrowing of £33,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 45,000.00

25% Deposit	£11,250.00
Stamp Duty ADS @ 8%	£3,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£15,850.00

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	£622
Mortgage Payments on £33,750.00 @ 5%	£140.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£33.00
Ground Rent	Freehold
Letting Fees	£62.20
Total Monthly Costs	£250.83
Monthly Net Income	£371.18
Annual Net Income	£4,454.10
Net Return	28.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,210.10**
Adjusted To

Net Return **20.25%**

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



Annual Net Income **£3,779.10**
Adjusted To

Net Return **23.84%**

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 £49,000.

 £49,000	<div>1 bedroom flat for sale</div> <div>+ Add to report</div> <div>Park View, Stoneyburn</div> <div><div>CURRENTLY ADVERTISED</div><div>SOLD STC</div></div> <div>Marketed from 5 Feb 2025 by Brown & Co Properties Ltd, Whitburn</div> <div>Home Report Download On Our Own Website Virtual Tour Available Book A Viewing / Valuation Via...</div>
 £47,000	<div>1 bedroom flat for sale</div> <div>+ Add to report</div> <div>Main Street, EH47</div> <div><div>NO LONGER ADVERTISED</div></div> <div>Marketed from 27 Apr 2024 to 17 Sep 2024 (142 days) by Let Property Sales & Management, Glasgow</div> <div>Buy-to-Let Opportunity Long Term Tenant Currently Situated Likely to attract enquiries from S...</div>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom apartment

+ Add to report

Farrier Court, Blackburn, EH47 7QN

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jan 2024 to 18 Mar 2024 (48 days) by Letting Solutions, West Lothian

Entrance Hall | Lounge/diner | Kitchen | Once double bedroom | Fitted Wardrobes | Electric Sh...



£625 pcm

1 bedroom flat

+ Add to report

Glenalmond, Whitburn, Bathgate, West Lothian, EH47

NO LONGER ADVERTISED

Marketed from 23 Feb 2024 to 24 Feb 2024 by YOUR MOVE, Falkirk

This newly renovated immaculate ground floor flat offers a peaceful and convenient lifestyle with...

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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Park View, Stoneyburn, Bathgate, EH47
8AX

PROPERTY ID: 216665843

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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