

LET PROPERTY PACK

INVESTMENT INFORMATION

Crookston Court, Larbert,
FK5

213812842

 www.letproperty.co.uk





Property Description

Our latest listing is in Crookston Court, Larbert, FK5

Get instant cash flow of **£600** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **7.4%** 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...



Crookston Court, Larbert,
FK5

213812842



Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Balcony

Factor Fees: £40.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 8%	£10,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£43,900.00

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 £600 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£600	£800
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£40.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£80.00
Total Monthly Costs	£521.25	£541.25
Monthly Net Income	£78.75	£258.75
Annual Net Income	£945.00	£3,105.00
Net Return	2.15%	7.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,505.00**
Adjusted To

Net Return **3.43%**

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

Annual Net Income **£1,155.00**
Adjusted To

Net Return **2.63%**

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 £145,000.



£144,950

2 bedroom terraced house for sale

[+ Add to report](#)

15 Crookston Court, Larbert, FK5 4XE

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jun 2021 to 21 Feb 2022 (258 days) by Taylor William Estate Agents, Brightons



£114,500

2 bedroom flat for sale

[+ Add to report](#)

9 Crookston Court, Flat 5, Larbert

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Jul 2020 to 26 May 2021 (299 days) by Taylor William Estate Agents, Brightons

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

Endrick Court, Larbert

CURRENTLY ADVERTISED

Marketed from 6 Jun 2025 by Castlebrae Sales and Letting Ltd, Bathgate

+ Add to report



£675 pcm

2 bedroom flat

McCormack Place, Flat 3, Larbert

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Dec 2022 to 11 Jan 2023 (37 days) by Taylor William Estate Agents, Larbert

+ 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: **10 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.



Crookston Court, Larbert, FK5

PROPERTY ID: 213812842

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