

LET PROPERTY PACK

INVESTMENT INFORMATION

Waverley Crescent,
Livingston, EH54 8JP

217626885

 www.letproperty.co.uk





Property Description

Our latest listing is in Waverley Crescent, Livingston, EH54 8JP

Get instant cash flow of **£625** per calendar month with a **5.56%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.56%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



Waverley Crescent,
Livingston, EH54 8JP

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Property Key Features

2 Bedrooms

1 Bathroom

Well-kept Flat

Allocated Parking Space

Factor Fees: £42 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £625

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 140,000.00

25% Deposit	£35,000.00
Stamp Duty ADS @ 8%	£11,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£47,200.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 850



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	£625	£850
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£42.00	
Ground Rent	Freehold	
Letting Fees	£62.50	£85.00
Total Monthly Costs	£557.00	£579.50
Monthly Net Income	£68.00	£270.50
Annual Net Income	£816.00	£3,246.00
Net Return	1.73%	6.88%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,546.00**
Adjusted To

Net Return **3.28%**

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

Annual Net Income **£1,146.00**
Adjusted To

Net Return **2.43%**

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.



£145,000

2 bedroom flat for sale

+ Add to report

Kirkfield West, Livingston Village, Livingston, West Lothian, EH54

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jul 2024 to 28 Aug 2024 (53 days) by Slater Hogg & Howison, Livingston

Ground Floor Flat | Recently Renovated | 2 Double Bedrooms | Bright Lounge | Upgraded Kitchen | U...



£144,000

2 bedroom apartment for sale

+ Add to report

Waverley Crescent, Livingston, West Lothian, EH54 8JP

CURRENTLY ADVERTISED

Marketed from 14 Apr 2025 by Property Connections, Bathgate

Fantastic First Time Buyer / Investment Opportunity | Spacious Lounge | Contemporary Kitchen | Tw...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom flat

+ Add to report

Goldpark Place, Eliburn, West Lothian, EH54

NO LONGER ADVERTISED

Marketed from 20 May 2025 to 27 May 2025 (7 days) by Saltouns Limited, Penicuik

Double glazing | Shower | Washing machine | Fridge Freezer



£875 pcm

2 bedroom apartment

+ Add to report

Goldpark Place, Livingston, EH54

NO LONGER ADVERTISED

Marketed from 16 Oct 2024 to 1 Nov 2024 (16 days) by Letting Solutions, West Lothian

Entrance Hallway | Lounge | Fitted Kitchen | Main Bedroom | Second Double Bedroom | Fitted Bathro...

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: **6 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.



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PROPERTY ID: 217626885

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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