

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Covenanters Rise,  
Dunfermline, KY11

220242939

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





## Property Description

Our latest listing is in Covenanters Rise, Dunfermline, KY11

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.2%** 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...



Covenanters Rise,  
Dunfermline, KY11

220242939



## Property Key Features

**3 bedroom**

**1 bathroom**

**Well Maintained Property**

**Spacious Room**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £1,200**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 200,000.00

|                     |            |
|---------------------|------------|
| 25% Deposit         | £50,000.00 |
| Stamp Duty ADS @ 8% | £16,000.00 |
| LBTT Charge         | £1,100     |
| Legal Fees          | £1,000.00  |
| Total Investment    | £68,100.00 |

# 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        | £1,200    |
| Mortgage Payments on £150,000.00 @ 5% | £625.00   |
| Est. Building Cover (Insurance)       | £15.00    |
| Approx. Factor Fees                   | £0.00     |
| Ground Rent                           | Freehold  |
| Letting Fees                          | £120.00   |
| Total Monthly Costs                   | £760.00   |
| Monthly Net Income                    | £440.00   |
| Annual Net Income                     | £5,280.00 |
| Net Return                            | 7.75%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,880.00**  
Adjusted To

Net Return                      **4.23%**

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

Annual Net Income      **£2,280.00**  
Adjusted To

Net Return                      **3.35%**



# 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 £195,000.



£195,000

## 3 bedroom semi-detached house for sale

Covenanters Rise, Dunfermline

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Sep 2023 to 14 May 2024 (238 days) by remax property marketing, Dunfermline

+ Add to report



£190,000

## 3 bedroom end of terrace house for sale

56 Covenanters Rise, Dunfermline, KY11 8SQ

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Oct 2024 to 5 Dec 2024 (59 days) by Morgans, Dunfermline

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

## 3 bedroom detached house

Pitreavie Castle, Dunfermline, KY11

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Mar 2025 to 18 Apr 2025 (30 days) by YOUR MOVE, Dunfermline

+ Add to report



£1,450 pcm

## 3 bedroom detached house

Overton Court, Pitreavie Castle, Dunfermline, KY11

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Sep 2023 to 20 Oct 2023 (32 days) by YOUR MOVE, Dunfermline

+ 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: **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.





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

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PROPERTY ID: 220242939

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**