

LET PROPERTY PACK

INVESTMENT INFORMATION

Covenanters Rise, Dunfermline, KY11

220242939











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



3 bedroom

1 bathroom

Well Maintained Property

Spacious Room

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,200

220242939

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









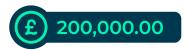
Initial Outlay





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



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.



3 bedroom semi-detached house for sale

+ Add to report

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

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

£190,000

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.



3 bedroom detached house

+ Add to report

Pitreavie Castle, Dunfermline, KY11

NO LONGER ADVERTISED

LET AGREED

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



3 bedroom detached house

+ Add to report

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

£1,450 pcm

£1,600 pcm

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



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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.





Interested in this property investment?

Call us on **0141 478 0985**



Covenanters Rise, Dunfermline, KY11



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.