

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Kirkside court, Leven, KY8  
4UE

220273286

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





## Property Description

Our latest listing is in Kirkside court, Leven, KY8 4UE

Get instant cash flow of **£588** per calendar month with a **7.85%** Gross Yield for investors.

This property has a potential to rent for **£717** which would provide the investor a Gross Yield of **9.56%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Kirkside court, Leven, KY8  
4UE

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**On-Street Parking**

**Communal Rear Garden**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £588**

**Market Rent: £717**



# Kitchen





# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 92,000.00

|                     |            |
|---------------------|------------|
| 25% Deposit         | £23,000.00 |
| Stamp Duty ADS @ 8% | £7,360.00  |
| LBTT Charge         | £0         |
| Legal Fees          | £1,000.00  |
| Total Investment    | £31,360.00 |



# Projected Investment Return



The monthly rent of this property is currently set at £588 per calendar month but the potential market rent is

£ 717



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       | £588      | £717      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £69,000.00 @ 5% | £287.50   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | TBC       |           |
| Ground Rent                          | Freehold  |           |
| Letting Fees                         | £58.84    | £71.70    |
| Total Monthly Costs                  | £361.34   | £374.20   |
| Monthly Net Income                   | £227.04   | £342.80   |
| Annual Net Income                    | £2,724.50 | £4,113.60 |
| Net Return                           | 8.69%     | 13.12%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,679.60**  
Adjusted To

Net Return                      **8.54%**

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

Annual Net Income      **£2,733.60**  
Adjusted To

Net Return                      **8.72%**

# 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 £97,000.



£97,000

## 3 bedroom flat for sale

+ Add to report

Lawrence Drive, Leven, Fife, KY8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 Jul 2025 by YOUR MOVE - Stewart Filshill, Leven

CLOSING DATE THURS 31ST JULY 2025 12 NOON | Ground Floor Flat | Three Bedrooms | Lounge | Modern

...



£95,000

## 3 bedroom maisonette for sale

+ Add to report

Mcdonald Street, Methil, KY8

NO LONGER ADVERTISED

Marketed from 16 May 2025 to 11 Sep 2025 (118 days) by Fife Properties, Leven

Personal Property Tour available online | Spacious 3 Bedroom Upper Flat | Split over 2 Levels | A...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 3 bedroom flat

+ Add to report

Whytehouse Mansions, High Street, Kirkcaldy, Fife, KY1

NO LONGER ADVERTISED LET AGREED

Marketed from 11 Sep 2024 to 4 Oct 2024 (23 days) by YOUR MOVE, Glenrothes

LRN 206940/250/18260 | Energy Rating C | Council Tax Band B | 3 Bed Newly Refurbished Flat | Kirk...



£775 pcm

## 3 bedroom flat

+ Add to report

St Catherine Street, Cupar

NO LONGER ADVERTISED

Marketed from 29 Oct 2024 to 5 Nov 2024 (7 days) by Rollos, St Andrews

Spacious Upper Flat | Large Bright Lounge | Fitted Kitchen | Three Double Bedrooms | Family Bathr...

# 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: **8 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: 220273286

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**