



LET PROPERTY

LET PROPERTY PACK

INVESTMENT INFORMATION

Kirkside court, Leven, KY8
4UE

220273286

 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...



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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



Initial Outlay



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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



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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 £588 per calendar month but the potential market rent is

£ 717

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

Lawrence Drive, Leven, Fife, KY8

+ Add to report

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

Mcdonald Street, Methil, KY8

+ Add to report

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**.



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

£800 pcm

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



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

£775 pcm

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.



www.letproperty.co.uk

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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.



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