

LET PROPERTY PACK

INVESTMENT INFORMATION

Edzell Row, Kilwinning,
KA13 6QP

220486658

 www.letproperty.co.uk





Property Description

Our latest listing is in Edzell Row, Kilwinning, KA13 6QP

Get instant cash flow of **£450** per calendar month with a **7.71%** Gross Yield for investors.

This property has a potential to rent for **£643** which would provide the investor a Gross Yield of **11.02%** if the rent was increased to market rate.

With tenants 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...



Edzell Row, Kilwinning,
KA13 6QP

220486658



Property Key Features

1 Bedroom

1 Bathroom

Communal Private Parking

Easy Access to Local Amenities

Factor Fees: Freehold

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £450

Market Rent: £643

Lounge



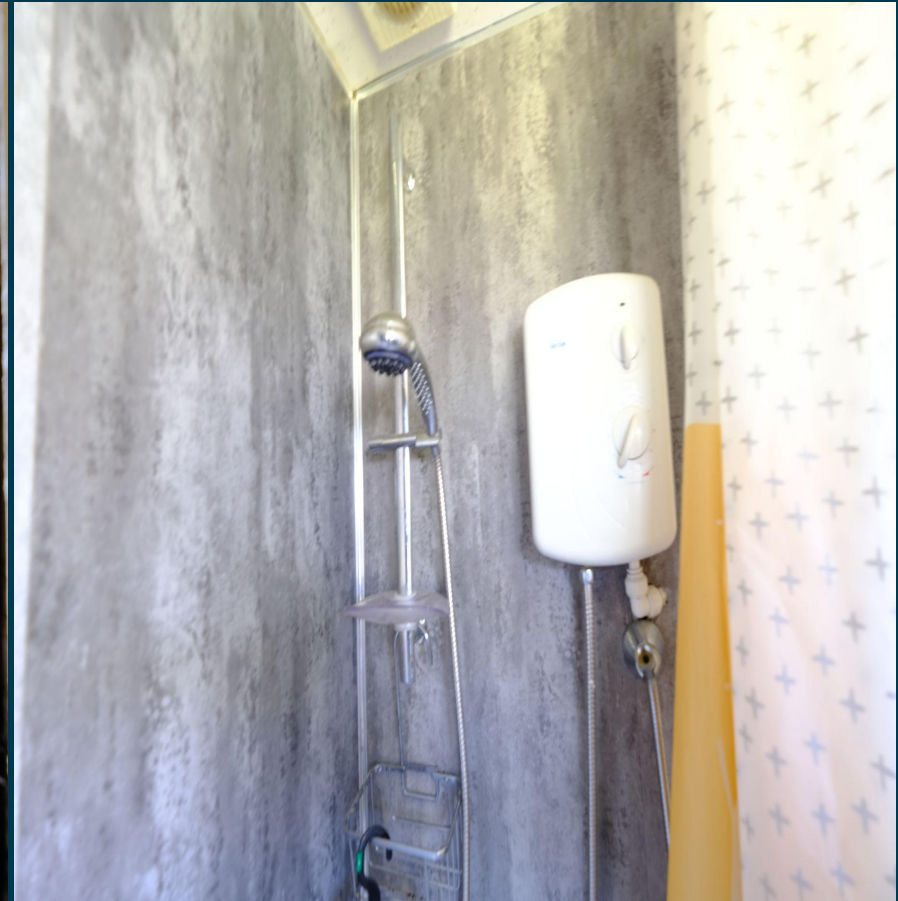
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 8%	£5,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,100.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£643



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	£450	£643
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	TBC	
Letting Fees	£45.00	£64.30
Total Monthly Costs	£278.75	£298.05
Monthly Net Income	£171.25	£344.95
Annual Net Income	£2,055.00	£4,139.40
Net Return	8.53%	17.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,853.40**
Adjusted To

Net Return **11.84%**

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

Annual Net Income **£3,089.40**
Adjusted To

Net Return **12.82%**

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 £73,000.



£73,000

1 bedroom flat for sale

+ Add to report

Meiklelaught Place, Saltcoats, KA21

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Jun 2024 to 31 Jan 2025 (224 days) by Glow Homes Letting & Sales, Saltcoats

Stunning Sea Views | *** No Chain*** | Ample Off Street Parking | 1 Bed First Floor Flat | Gas Ce...



£72,500

1 bedroom flat for sale

+ Add to report

Bevan Court, Ardrossan, KA22

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Feb 2024 to 28 Oct 2024 (251 days) by Property Matters Ltd, Kilmarnock

Within minutes walking distance to Ardrossan Shore Front | Presented in walk-in condition through...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

1 bedroom flat

+ Add to report

Barassie Street, Troon, Ayrshire, KA10

NO LONGER ADVERTISED

Marketed from 4 Apr 2022 to 7 Jul 2025 (1189 days) by The Property Box, Ayr

Furnished Upper Flat | Located in Troon | One Double Bedroom



£650 pcm

1 bedroom ground floor flat

+ Add to report

Ashgrove Road, Kilwinning, Ayrshire, KA13

NO LONGER ADVERTISED

Marketed from 11 Sep 2025 to 19 Sep 2025 (8 days) by Infinity Estate & Letting, Covering Scotland

Ground Floor | 1 Bedroom | Close to Train Station | Close to College | Furnished

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: **5 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: 220486658

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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