

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Aitken Court, Leven, Fife,  
KY8 4LL

219950222

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





## Property Description

Our latest listing is in Aitken Court, Leven, Fife, KY8 4LL

Get instant cash flow of **£500** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£731** which would provide the investor a Gross Yield of **10.96%** 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...



Aitken Court, Leven, Fife,  
KY8 4LL

219950222



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well-kept Flat**

**On-Street Parking**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £500**

**Market Rent: £731**



# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
Stamp Duty ADS @ 8%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,750.00

# Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 731



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	£500	£731
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.00	£73.10
Total Monthly Costs	£299.38	£322.48
Monthly Net Income	£200.63	£408.53
Annual Net Income	£2,407.50	£4,902.30
Net Return	9.35%	19.04%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,440.30**  
Adjusted To

Net Return                      **13.36%**

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

Annual Net Income      **£3,777.30**  
Adjusted To

Net Return                      **14.67%**

# 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 £79,500.



£79,500

## 2 bedroom flat for sale

Viewforth Square, Leven, KY8

CURRENTLY ADVERTISED

Marketed from 5 Sep 2025 by Delmor, Leven

+ Add to report

A centrally located GROUND FLOOR FLAT | Easy walking distance to Leven High Street, the beach, le...



£78,000

## 2 bedroom flat for sale

Durward Street, Leven, KY8

CURRENTLY ADVERTISED

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

+ Add to report

Ground Floor Flat | Two Bedrooms | Lounge | Kitchen | Bathroom | D.G.G.C.H | Garden | Central Lo...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

## 2 bedroom apartment

+ Add to report

Balfour Gardens, Crystal Gait, Glenrothes

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Apr 2025 to 29 May 2025 (49 days) by Home Sweet Home Estate Agents Fife, Glenrothes

STUNNING 1ST FLOOR APARTMENT TO LET NOW | 2 DOUBLE BEDROOMS MASTER EN-SUITE | DG- GCH - EPC B LRN...



£750 pcm

## 2 bedroom apartment

+ Add to report

3 The Courtyard, Crawford Priory, Cupar, Fife, KY15

CURRENTLY ADVERTISED

Marketed from 2 Sep 2025 by Galbraith, Cupar

Landlord Registration number: 1182713/250/07022 | Energy Performance Rating - EPC F(27) | Council...

# 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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: 219950222

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**