

LET PROPERTY PACK

INVESTMENT INFORMATION

Burnvale, Livingston, EH54

219013159

 www.letproperty.co.uk





Property Description

Our latest listing is in Burnvale, Livingston, EH54

Get instant cash flow of **£2,225** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£2,600** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Burnvale, Livingston,
EH54

219013159



Property Key Features

Portfolio of 3 Self-Contained Flats

Spacious Lounges

Modern Fitted Kitchens

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,225

Market Rent: £2,600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £375,000.00 and borrowing of £281,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ **375,000.00**

25% Deposit	£93,750.00
Stamp Duty ADS @ 8%	£30,000.00
LBTT Charge	£10,850
Legal Fees	£1,000.00
Total Investment	£135,600.00

Projected Investment Return



The monthly rent of this property is currently set at £2,225 per calendar month but the potential market rent is

£ 2,600

Returns Based on Rental Income	£2,225	£2,600
Mortgage Payments on £281,250.00 @ 5%	£1,171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£222.50	£260.00
Total Monthly Costs	£1,409.38	£1,446.88
Monthly Net Income	£815.63	£1,153.13
Annual Net Income	£9,787.50	£13,837.50
Net Return	7.22%	10.20%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£8,637.50**
Adjusted To

Net Return **6.37%**

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

Annual Net Income **£8,212.50**
Adjusted To

Net Return **6.06%**

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 £625,000.



£625,000

5 bedroom house for sale

Mains Farm Place, East Whitburn

CURRENTLY ADVERTISED

Marketed from 9 Apr 2025 by Turpie & Co, Bathgate

+ Add to report



£580,000

5 bedroom flat for sale

Downie Terrace, Edinburgh, EH12

CURRENTLY ADVERTISED

Marketed from 24 Sep 2025 by Knight Frank, Edinburgh

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,301 based on the analysis carried out by our letting team at **Let Property Management**.



£5,301 pcm

5 bedroom flat

+ Add to

Dublin Street, Edinburgh, EH3

NO LONGER ADVERTISED

Marketed from 25 Apr 2025 to 25 Apr 2025 by DJ Alexander, Edinburgh



£2,800 pcm

5 bedroom flat

+ Add to r

Sighthill Drive, Edinburgh, EH11

NO LONGER ADVERTISED

Marketed from 26 Aug 2024 to 26 Aug 2024 by RentLocally.co.uk Ltd, Edinburgh



www.letproperty.co.uk

Burnvale, Livingston, EH54

PROPERTY ID: 219013159

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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