

LET PROPERTY PACK

INVESTMENT INFORMATION

Mcgregor Crescent,
Whitburn, EH47

221725796

 www.letproperty.co.uk





Property Description

Our latest listing is in McGregor Crescent, Whitburn, EH47

Get instant cash flow of **£995** per calendar month with a **7.0%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Mcgregor Crescent,
Whitburn, EH47

221725796



Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge

Modern Fitted Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £995

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 170,000.00

25% Deposit	£42,500.00
Stamp Duty ADS @ 8%	£13,600.00
LBTT Charge	£500
Legal Fees	£1,000.00
Total Investment	£57,600.00

Projected Investment Return



The monthly rent of this property is currently set at £995 per calendar month.



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	£995
Mortgage Payments on £127,500.00 @ 5%	£531.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£99.50
Total Monthly Costs	£645.75
Monthly Net Income	£349.25
Annual Net Income	£4,191.00
Net Return	7.28%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,201.00**
Adjusted To

Net Return **3.82%**

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

Annual Net Income **£1,641.00**
Adjusted To

Net Return **2.85%**

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 £219,995.



£219,995

2 bedroom end of terrace house for sale



Standhill Farm, Armadale, Bathgate EH48 3ED

CURRENTLY ADVERTISED

Marketed from 27 Sep 2025 by Avant Homes Scotland West



£218,995

2 bedroom terraced house for sale



Redburn Meadows, West Lothian, EH48

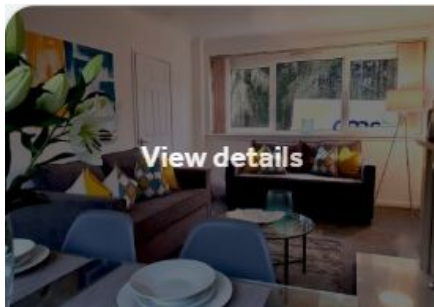
CURRENTLY ADVERTISED

Marketed from 4 Oct 2025 by Knight Frank, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

2 bedroom terraced house

North Dryburgh Road, Wishaw, Lanarkshire, ML2

NO LONGER ADVERTISED

Marketed from 12 Jan 2019 to 27 Mar 2025 (2265 days) by Homesure, Ayrshire



£1,250 pcm

2 bedroom cottage

Rousland Farm, Linlithgow, EH49

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 May 2025 to 6 Aug 2025 (89 days) by Halliday Homes Lettings & Proper
Stirling

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
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: 221725796

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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