

LET PROPERTY PACK

INVESTMENT INFORMATION

Ritchie Avenue,
Dunfermline, Fife, KY12

221726627

 www.letproperty.co.uk





Property Description

Our latest listing is in Ritchie Avenue, Dunfermline, Fife, KY12

Get instant cash flow of **£955** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£1,074** which would provide the investor a Gross Yield of **8.1%** 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...



Ritchie Avenue,
Dunfermline, Fife, KY12

221726627



Property Key Features

2 Bedrooms

2 Bathrooms

Light-Filled Lounge

Contemporary Kitchen

Factor Fees: £10.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £955

Market Rent: £1,074

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 160,000.00

25% Deposit	£40,000.00
Stamp Duty ADS @ 8%	£12,800.00
LBTT Charge	£300
Legal Fees	£1,000.00
Total Investment	£54,100.00

Projected Investment Return



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 £955 per calendar month but the potential market rent is

£ 1,074

Returns Based on Rental Income	£955	£1,074
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£10.00	
Ground Rent	Freehold	
Letting Fees	£95.50	£107.40
Total Monthly Costs	£620.50	£632.40
Monthly Net Income	£334.50	£441.60
Annual Net Income	£4,014.00	£5,299.20
Net Return	7.42%	9.80%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,151.20**
Adjusted To

Net Return **5.82%**

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

Annual Net Income **£2,899.20**
Adjusted To

Net Return **5.36%**

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 £189,995.



2 bedroom terraced house for sale

+ Add to

East Baldrige Drive, Dunfermline, KY12 9ET

NO LONGER ADVERTISED

Marketed from 15 Aug 2024 to 17 Feb 2025 (185 days) by Persimmon Homes North Scotland



2 bedroom end of terrace house for sale

+ A

Bruce Street, Dunfermline, KY12

NO LONGER ADVERTISED

Marketed from 31 Aug 2024 to 9 Dec 2024 (100 days) by Let Property Sales & Management

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,180 pcm

2 bedroom town house

Bruce Street, Dunfermline, Fife, KY12

CURRENTLY ADVERTISED

Marketed from 25 Jul 2022 by Maloco Mowat Parker, Dunfermline

+ Add



£995 pcm

2 bedroom terraced house

Spowart Drive, Dunfermline, KY12

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Apr 2025 to 23 May 2025 (36 days) by YOUR MOVE, Dunfermline

+ Add

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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Ritchie Avenue, Dunfermline, Fife, KY12

PROPERTY ID: 221726627

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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