

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Canavan Court, Falkirk, FK2

221725823

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





## Property Description

Our latest listing is in Canavan Court, Falkirk, FK2

This property has a potential to rent for **£1,034** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to market rate.

**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...**



Canavan Court, Falkirk,  
FK2

221725823



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Bright Lounge with Dining Area**

**Modern Kitchen**

**Factor Fees: £61.54**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £1,034**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
Stamp Duty ADS @ 8%	£9,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£40,600.00

# 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.



Returns Based on Rental Income	£1,034
Mortgage Payments on £90,000.00 @ 5%	£375.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£61.54
Ground Rent	Freehold
Letting Fees	£103.40
Total Monthly Costs	£554.94
Monthly Net Income	£479.06
Annual Net Income	£5,748.74
Net Return	14.16%



# Return Stress Test Analysis Report



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

Annual Net Income Adjusted To **£3,680.74**

Net Return **9.07%**

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

Annual Net Income Adjusted To **£3,948.74**

Net Return **9.73%**

# 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 £259,950.



£259,950

## 3 bedroom maisonette for sale

+ A

1a Orchard Street, Falkirk, FK1 1RF

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 22 Sep 2025 by Tait Macleod, Falkirk



£235,000

## 3 bedroom villa for sale

+ A

Alma Street, Falkirk, FK2

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 Jul 2025 by Clyde Property, Falkirk



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,250 pcm**

## 3 bedroom apartment

Redding Road, Brightons, FK2

**NO LONGER ADVERTISED**

Marketed from 14 Jun 2024 to 25 Jun 2024 (11 days) by Campbell & Dean Ltd, Falkirk

[+ Add to report](#)

LET AGREED! Unfurnished. Available now! Traditional upper sandstone villa, with particularly gene...



**£1,225 pcm**

## 3 bedroom flat

Maggiewoods Loan, Falkirk, FK1

**NO LONGER ADVERTISED**

Marketed from 15 Sep 2025 to 25 Sep 2025 (10 days) by Belvoir, Falkirk

[+ Add to report](#)



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PROPERTY ID: 221725823

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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