

LET PROPERTY PACK

INVESTMENT INFORMATION

Fodbank View, Dunfermline,
KY11

220996810

 www.letproperty.co.uk





Property Description

Our latest listing is in Fodbank View, Dunfermline, KY11

Get instant cash flow of **£600** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£1,014** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Fodbank View,
Dunfermline, KY11

220996810



Property Key Features

3 Bedrooms

1 Bathroom

Light-Filled Conservatory

Open-Plan Kitchen and Dining Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £1,014

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
Stamp Duty ADS @ 8%	£10,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£42,250.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 1,014

Returns Based on Rental Income	£600	£1,014
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£101.40
Total Monthly Costs	£465.63	£507.03
Monthly Net Income	£134.38	£506.98
Annual Net Income	£1,612.50	£6,083.70
Net Return	3.82%	14.40%

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 **£4,055.70**
Adjusted To

Net Return **9.60%**

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

Annual Net Income **£4,208.70**
Adjusted To

Net Return **9.96%**

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 £190,000.



£190,000

3 bedroom end of terrace house for sale



29 Dunipace Crescent, Dunfermline, KY12 7LZ

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Sep 2024 to 30 Oct 2024 (58 days) by Morgans, Dunfermline



£169,000

3 bedroom end of terrace house for sale



Macbeth Road, Dunfermline

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Nov 2024 to 13 Mar 2025 (131 days) by AMAZING RESULTS! Estate Ag
Cover Scotland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 based on the analysis carried out by our letting team at **Let Property Management**.



£1,195 pcm

3 bedroom end of terrace house

+ Add

Trondheim Parkway West, Dunfermline, Fife, KY11

NO LONGER ADVERTISED

Marketed from 31 Mar 2025 to 30 May 2025 (60 days) by YOUR MOVE, Dunfermline



£1,025 pcm

3 bedroom end of terrace house

+ Add

176 Allan Crescent, Dunfermline, KY11 4HF

NO LONGER ADVERTISED

Marketed from 25 Jul 2025 to 31 Jul 2025 (5 days) by Morgans, Dunfermline

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**



Current term of tenancy: **4 years+**



Standard Tenancy Agreement In Place: **Yes**



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



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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Fodbank View, Dunfermline, KY11

PROPERTY ID: 220996810

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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