

LET PROPERTY PACK

INVESTMENT INFORMATION

Fergushill Road,
Kilwinning, KA13

222671721

 www.letproperty.co.uk





Property Description

Our latest listing is in Fergushill Road, Kilwinning, KA13

Get instant cash flow of **£575** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.8%** 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...



Fergushill Road,
Kilwinning, KA13

222671721



Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £575

Market Rent: £900

Lounge



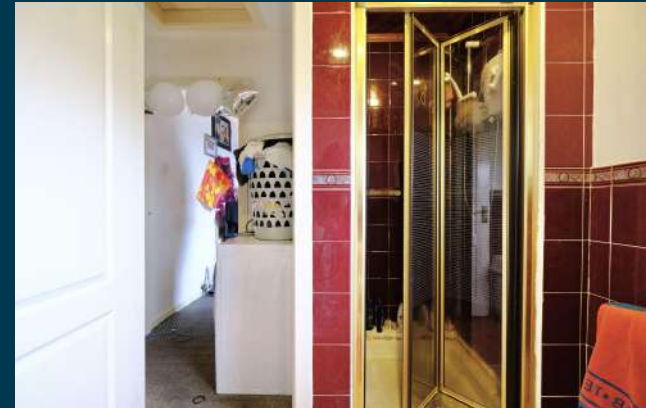
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of 100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 8%	£8,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£34,000.00

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 £575 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£575	£900
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£57.50	£90.00
Total Monthly Costs	£385.00	£417.50
Monthly Net Income	£190.00	£482.50
Annual Net Income	£2,280.00	£5,790.00
Net Return	6.71%	17.03%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,990.00**
Adjusted To

Net Return **11.74%**

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

Annual Net Income **£4,290.00**
Adjusted To

Net Return **12.62%**

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 £110,000.



£110,000

3 bedroom end of terrace house for sale

+ Add to report

David's Crescent, Kilwinning, KA13 6JJ

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Dec 2024 to 16 Dec 2024 (4 days) by Elmwood Property, Irvine

End-Terraced House | Three Bedrooms | Fully Renovated | Off-Street Parking | Generous Plot | Mode...



£110,000

3 bedroom terraced house for sale

+ Add to report

7 Innerwood Road, Kilwinning

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Apr 2025 to 15 Oct 2025 (182 days) by The Property Boom Ltd, Glasgow

FULLY REFURBISHED TERRACED FAMILY HOME | FRESHLY DECORATED FAMILY LOUNGE / NEUTRAL

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom terraced house

+ Add to report

Sophia Crescent, Irvine, KA12

NO LONGER ADVERTISED

Marketed from 29 Jul 2025 to 1 Aug 2025 (3 days) by OpenRent, London

No Agent Fees | Property Reference Number: 1869071



£725 pcm

3 bedroom end of terrace house

+ Add to report

Morar Place, Irvine, KA12

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Dec 2009 to 14 Mar 2025 (5559 days) by Homesure, Ayrshire

Freshly decorated | Newly fitted carpets throughout | Newly fitted kitchen with contemporary base

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: **9+ years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for the 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.



www.letproperty.co.uk

Fergushill Road, Kilwinning, KA13

PROPERTY ID: 222671721

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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