

LET PROPERTY PACK

INVESTMENT INFORMATION

Marjoribanks Street, EH48 1AL

222627505











Property Description

Our latest listing is in Marjoribanks Street, EH48 1AL

Get instant cash flow of £700 per calendar month with a 5.8% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 8.3% 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...







Marjoribanks Street, EH48 1AL



Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £1,500

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £700

Market Rent: £1,000

222627505

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£36,250.00**

Stamp Duty ADS @ 8% **£11,600.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £48,850.00

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 £700 per calendar month but the potential market rent is

1000
1,000

Returns Based on Rental Income	£700	£1,000
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1,500.00	
Ground Rent	FREEHOLD	
Letting Fees	£70.00	£100.00
Total Monthly Costs	£2,038.13	£2,068.13
Monthly Net Income	-£1,338.13	-£1,068.13
Annual Net Income	-£16,057.5 0	-£12,817.50
Net Return	-32.87%	-26.24 %

Return Stress Test Analysis Report





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

Annual Net Income

-£14,817.50

Adjusted To

Net Return

-30.33%

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

Annual Net Income

-£14,992.50

Adjusted To

Net Return

-30.69%

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 £150,000.



3 bedroom flat for sale

+ Add to report

Balbardie Crescent, Bathgate, EH48

CURRENTLY ADVERTISED

Marketed from 31 Oct 2025 by Bridges Properties, Livingston

£150,000



+ Add to report

Weaver Place, Bathgate

NO LONGER ADVERTISED

SOLD STC

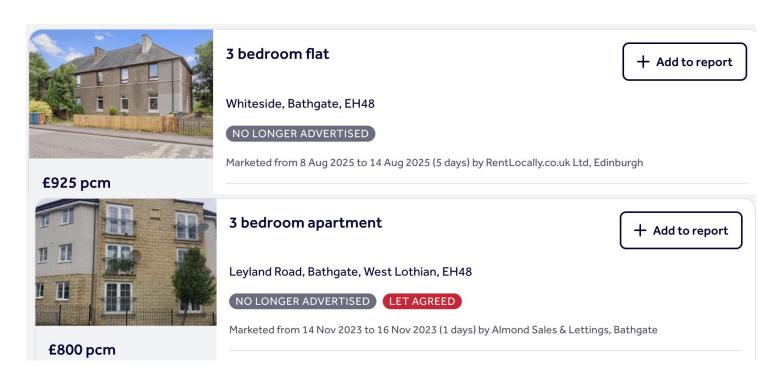
Marketed from 26 Jul 2024 to 10 Oct 2024 (76 days) by Bridges Properties, Livingston

£140,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



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: **Moved in** within the last 2 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.







Interested in this property investment?

Call us on **0141 478 0985**

Marjoribanks Street, EH48 1AL



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.