

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Marjoribanks Street,  
Bathgate, EH48

222627505

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





## Property Description

Our latest listing is in Marjoribanks Street, Bathgate, EH48

Get instant cash flow of **£700** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** 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,  
Bathgate, EH48

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £15.00 PM**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £700**

**Market Rent: £1,000**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£1,000



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£700	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£15.00	
Ground Rent	Freehold	
Letting Fees	£70.00	£100.00
Total Monthly Costs	£568.75	£598.75
Monthly Net Income	£131.25	£401.25
Annual Net Income	£1,575.00	£4,815.00
Net Return	3.39%	10.35%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,815.00**  
Adjusted To

Net Return                      **6.05%**

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

Annual Net Income      **£2,565.00**  
Adjusted To

Net Return                      **5.52%**

# 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.



£150,000

## 3 bedroom flat for sale

Balbardie Crescent, Bathgate, EH48

CURRENTLY ADVERTISED

Marketed from 31 Oct 2025 by Bridges Properties, Livingston

+ Add to report



£140,000

## 3 bedroom maisonette for sale

Weaver Place, Bathgate

NO LONGER ADVERTISED

SOLD STC

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

+ Add to report

# 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**.



£925 pcm

## 3 bedroom flat

Whiteside, Bathgate, EH48

NO LONGER ADVERTISED

Marketed from 8 Aug 2025 to 14 Aug 2025 (5 days) by RentLocally.co.uk Ltd, Edinburgh

+ Add to report



£800 pcm

## 3 bedroom apartment

Leyland Road, Bathgate, West Lothian, EH48

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Nov 2023 to 16 Nov 2023 (1 days) by Almond Sales & Lettings, Bathgate

+ Add to report



# 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 in 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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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.



**LETPROPERTY**