

SMART

SALES & INVESTMENTS
— THE INVESTORS ESTATE AGENT

19A PARK ROAD, DUNOON, PA23 8JL

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0141 473 6400

team@smartsalesandinvestments.com

Opportunity Description

This 4-bedroom semi-detached bungalow is located on Park Road, Kirn, Dunoon, offering a great living space ideal for families and investors. The property is situated in a peaceful area and benefits from close proximity to local amenities, schools, and scenic views of the surrounding area.

- ✓ Located in the serene Kirn area of Dunoon, close to essential amenities and schools.
- ✓ Accommodation: 4 spacious bedrooms, a large living area and good sized kitchen.
- 📈 Strong Rental Yield: Generates a cash flow of over £450 per month.
- 📈 Opportunity to Add Value after refurbishment.



4 Bed Bungalow

EPC	Construction Type	Tenanted	Size	Heating Type
C	STANDARD	NO	127m ²	Gas

Clickable Links



[Home Report](#)



[Comparable Report](#)



[Photos](#)



[Calculator](#)



[Street Check](#)



[Video Tour](#)

Please **click** on the relevant box to view.

BRRR Buy-to-Let Purchase Details

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Home Report:
£155,000



Assumed Purchase Price:
£140,000



Estimated End Value:
£190,000

Deposit (25%)	£35,000
ADS (6%)	£8,400
Legal Fees	£1,000
Estimated Refurb	£23,715
Buyers Premium	£3,600
Total Acquisition Costs (Finance)	£71,715

**SURVEYOR HAS CONFIRMED £190,000
END VALUE AFTER REFURBISHMENT**

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HOME IMPROVEMENTS

Refurb Estimate

To achieve the end value of **£190,000** Smart Home Improvements recommend considering the following:

- New Kitchen
- Floorng
- Compliance
- New bathroom x2
- Laminate
- Painting
- X Light Fittings
- New Doors
- Plastering
- Roof Repair
- Strip out
- Garden

Should you wish to obtain a quote from Smart Home Improvements, please [click here](#).



These costings are only to be used as a guide, may not be applicable to your circumstances and are based off of our experience.

[Click for Sale Comparables](#)

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Want to learn more about the **buy, renovate, rent, refinance (BRRR)** investment strategy? [Click here](#) to get our **free guide!**

Monthly Running Costs	
Management Fee (10%)	N/A
Insurance	£30
Factor Fees	N/A
Mortgage	£490

Returns	
Net Monthly Refinanced Cashflow (Profit)	£473.81
Net Annual Profit	£5,685
Money Left in After Refinance	£34,215
Money Pulled Out Upon Refinance	£37,500
Months Before All Money Out	72
Return On Investment	16.62%



Rent: **£1300**

[Click for Rental Comparables](#)

This is based on a **25% deposit** at an arrangement fee of **2%** and an interest rate of **5.5%**. Please contact a mortgage broker to find rates appropriate to your circumstances.

Want to learn more about the **buy-to-let** investment strategy? [Click here](#) to get our **free guide!**

Cash Purchase

Net Monthly Cashflow (Profit)	£649
Gross Yield	11.14%
Net Yield	5.56%
Return on Capital Employed	10.86%
Net Annual Income	£7,788

Rent: £1300

Monthly Running Costs

Management Fee (10%)	N/A
Insurance	£30
Factor Fees	N/A

Finance Purchase

Net Monthly Cashflow (Profit)	£473.81
Gross Yield	11.14%
Net Yield	2.99%
Return on Capital Employed	16.62%
Net Annual Income	£5,685

[Click for Rental Comparables](#)

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Thank you for taking the time to read this presentation by Smart Sales & Investments.

Should you wish to proceed further, please contact a member of the team via WhatsApp, Email, or Phone.

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