

LET PROPERTY PACK

INVESTMENT INFORMATION

Calgary Avenue,
Livingston, EH54

224072280

 www.letproperty.co.uk





Property Description

Our latest listing is in Calgary Avenue, Livingston, EH54

Get instant cash flow of **£800** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£1,262** which would provide the investor a Gross Yield of **13.2%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Calgary Avenue,
Livingston, EH54

224072280



Property Key Features

3 bedrooms

1 bathroom

Spacious Room

Polished Interior

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

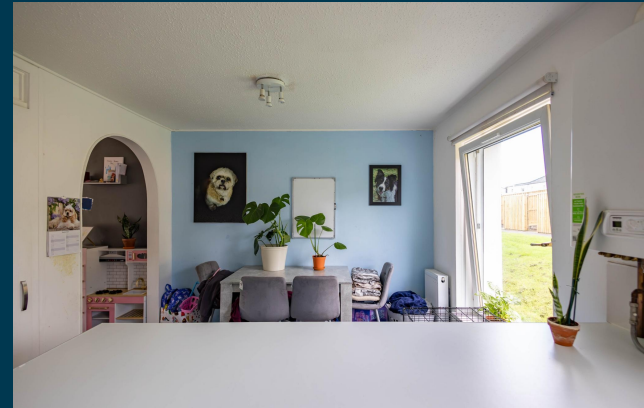
Current Rent: £800

Market Rent: £1,262

Lounge



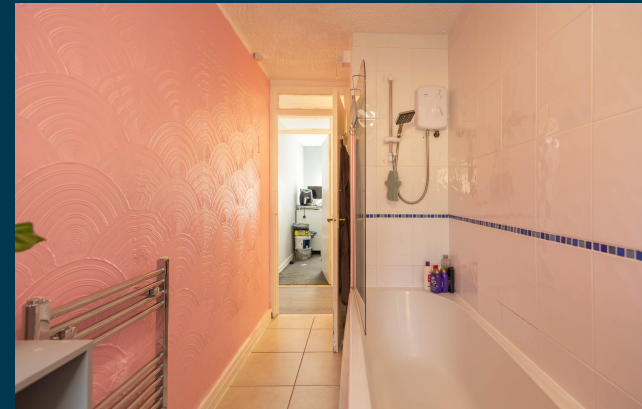
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
ADS @ 8%	£9,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,950.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,262

Returns Based on Rental Income	£800	£1,262
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£80.00	£126.20
Total Monthly Costs	£454.38	£500.58
Monthly Net Income	£345.63	£761.43
Annual Net Income	£4,147.50	£9,137.10
Net Return	10.65%	23.46%

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 **£6,613.10**
Adjusted To

Net Return **16.98%**

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

Annual Net Income **£7,412.10**
Adjusted To

Net Return **19.03%**

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 £130,000.



3 bedroom flat for sale

[+ Add to report](#)

Vancouver Avenue, Livingston, West Lothian, EH54

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Jul 2024 to 23 Sep 2024 (73 days) by Slater Hogg & Howison, Livingston

£130,000



3 bedroom flat for sale

[+ Add to report](#)

Toronto Avenue, Howden, Livingston EH54 6BW

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 May 2023 to 4 Aug 2023 (69 days) by Remax Property, West Lothian

£120,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,295 based on the analysis carried out by our letting team at **Let Property Management**.



£1,295 pcm

3 bedroom flat

[+ Add to report](#)

North Gyle Grove, Edinburgh, EH12

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Aug 2025 to 30 Oct 2025 (73 days) by Aquila Management Services, Airdrie



£1,270 pcm

3 bedroom flat

[+ Add to report](#)

Carrick Knowe Road, Edinburgh, Midlothian, EH12

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Dec 2022 to 9 Jan 2023 (31 days) by DJ Alexander, Edinburgh

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.



www.letproperty.co.uk

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PROPERTY ID: 224072280

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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