

LET PROPERTY PACK

INVESTMENT INFORMATION

Loch Trool Way, Whitburn,
EH47

229466965

 www.letproperty.co.uk





Property Description

Our latest listing is in Loch Trool Way, Whitburn, EH47

Get instant cash flow of **£890** per calendar month with a **8.9%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.0%** 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...



Loch Trool Way,
Whitburn, EH47

229466965



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: FREEHOLD

Current Rent: £890

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

Projected Investment Return



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

The monthly rent of this property is currently set at £890 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£890	£900
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£89.00	£90.00
Total Monthly Costs	£479.00	£480.00
Monthly Net Income	£411.00	£420.00
Annual Net Income	£4,932.00	£5,040.00
Net Return	13.33%	13.62%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,240.00**
Adjusted To

Net Return **8.76%**

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

Annual Net Income **£3,240.00**
Adjusted To

Net Return **8.76%**

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](#)

380 Leyland Road, Bathgate, West Lothian, EH48 2UA

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 10 May 2022 to 16 May 2022 (6 days) by Pacitti Jones, Linlithgow

£130,000



3 bedroom maisonette for sale

[+ Add to report](#)

Loch Earn Way, Whitburn

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Mar 2026 to 26 Mar 2026 (22 days) by Brown & Co Properties Ltd, Whitburn

£124,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom maisonette

Bridgeside Avenue, Whitburn

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Sep 2025 to 5 Nov 2025 (61 days) by Castlebrae Sales and Letting Ltd, Bathgate

+ Add to report



£950 pcm

3 bedroom flat

Whiteside Court, Bathgate, West Lothian, EH48

NO LONGER ADVERTISED

Marketed from 3 Jul 2026 to 11 Aug 2026 (38 days) by EwartPark Sales & Lettings, Bathgate

+ Add to report

Current Tenant Profile



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
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.



Loch Trool Way, Whitburn, EH47

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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.



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