LET PROPERTY PACK

INVESTMENT INFORMATION

Winifred Crescent,
Kirkcaldy, KY2

230071326

www.letproperty.co.uk





Property Description

Our latest listing is in Winifred Crescent, Kirkcaldy, KY2

Get instant cash flow of **£650** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Winifred Crescent,
Kirkcaldy, KY2

230071326

Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Easy Access to Local Amenities
- Good condition
- Factor Fees: TBC
- Ground Rent: Freehold
- Lease Length: Freehold
- Current Rent: £650
- Market Rent: £700

Lounge







Kitchen







Bedrooms





Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	**£21,250.00**
ADS @ 8%	**£6,800.00**
LBTT Charge	**£0**
Legal Fees	**£1,000.00**
Total Investment	**£29,050.00**

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£650	£700
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£345.63	£350.63
Monthly Net Income	£304.38	£349.38
Annual Net Income	£3,652.50	£4,192.50
Net Return	12.57%	14.43%

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 Adjusted To	**£2,792.50**
Net Return	**9.61%**

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

Annual Net Income Adjusted To	**£2,917.50**
Net Return	**10.04%**

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 £99,995.



2 bedroom flat for sale

Hendry Road, Kirkcaldy, KY2

NO LONGER ADVERTISED SOLD STC

Marketed from 8 May 2025 to 27 Jun 2025 (50 days) by IL Properties, Kirkcaldy

£99,995



2 bedroom flat for sale

Winifred Street, Kirkcaldy, KY2

NO LONGER ADVERTISED SOLD STC

Marketed from 25 Jan 2022 to 6 Jul 2022 (162 days) by Fords Daly Legal, Kirkcaldy

£89,999

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

Nelson Street, Kirkcaldy, KY2

CURRENTLY ADVERTISED

Marketed from 7 Oct 2026 by Belvoir, Kirkcaldy

£895 pcm



2 bedroom ground floor flat

Strathkinnes Road, Kirkcaldy, Fife

NO LONGER ADVERTISED LET AGREED

Marketed from 9 Sep 2026 to 5 Oct 2026 (25 days) by Murray Properties, Kirkcaldy

£795 pcm

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: **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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Winifred Crescent, Kirkcaldy, KY2

PROPERTY ID: 230071326

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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