LET PROPERTY PACK

INVESTMENT INFORMATION

Bailie Terrace, Edinburgh,
EH15

230062818

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Bailie Terrace, Edinburgh, EH15

Get instant cash flow of **£950** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£1,093** which would provide the investor a Gross Yield of **8.2%** 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...



Bailie Terrace, Edinburgh, EH15

230062818

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £950

Market Rent: £1,093

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £159,000.00 and borrowing of £119,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 159,000.00

25% Deposit	**£39,750.00**
ADS @ 8%	**£12,720.00**
LBTT Charge	**£280**
Legal Fees	**£1,000.00**
Total Investment	**£53,750.00**

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is £ 1,093

Returns Based on Rental Income	£950	£1,093
Mortgage Payments on £119,250.00 @ 5%	£496.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£95.00	£109.30
Total Monthly Costs	£606.88	£621.18
Monthly Net Income	£343.13	£471.83
Annual Net Income	£4,117.50	£5,661.90
Net Return	7.66%	10.53%

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	**£3,475.90**
Net Return	**6.47%**

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

Annual Net Income Adjusted To	**£3,276.90**
Net Return	**6.10%**

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 £155,000.



2 bedroom flat for sale

+ Add to report

Magdalene Avenue, Edinburgh, EH15

CURRENTLY ADVERTISED SOLD STC

Marketed from 27 Mar 2026 by Re/max Estates, Linlithgow

£155,000



2 bedroom flat for sale

+ Add to report

38/4 Magdalene Drive, Edinburgh, EH15 3ED

NO LONGER ADVERTISED SOLD STC

Marketed from 13 Jul 2026 to 30 Oct 2026 (109 days) by McEwan Fraser Legal, Edinburgh

£150,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom apartment

+ Add to report

Magdalene Gardens, Edinburgh, Edinburgh, EH15

NO LONGER ADVERTISED

Marketed from 13 Oct 2026 to 12 Nov 2026 (30 days) by Umega Lettings, Edinburgh



£1,150 pcm

2 bedroom apartment

+ Add to report

Brand Drive, Edinburgh, Edinburgh, EH15

NO LONGER ADVERTISED

Marketed from 30 Sep 2026 to 7 Oct 2026 (7 days) by Umega Lettings, 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**
- 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.



Bailie Terrace, Edinburgh, EH15

PROPERTY ID: 230062818

www.letproperty.co.uk

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