

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hatton Green, Glenrothes,  
KY7

227803053

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Hatton Green, Glenrothes, KY7

Get instant cash flow of **£850** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

**Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.**

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



Hatton Green, Glenrothes,  
KY7

227803053



## Property Key Features

**4 Bedrooms**

**2 Bathrooms**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £850 PM**

**Market Rent: £1,100 PM**

# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## PROPERTY VALUATION

£ 130,000

ADS @ 8%	£10,400
LBTT Charge	£0
Legal Fees	£1,000
<b>Total Investment</b>	<b>£141,400</b>

# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,100



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



Returns Based on Rental Income	£850	£1,100
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£85.00	£110.00
<b>Total Monthly Costs</b>	<b>£100.00</b>	<b>£125.00</b>
<b>Monthly Net Income</b>	<b>£750.00</b>	<b>£975.00</b>
<b>Annual Net Income</b>	<b>£9,000.00</b>	<b>£11,700.00</b>
<b>Net Return</b>	<b>6.36%</b>	<b>8.27%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£9,500**  
Adjusted To

Net Return                      **6.72%**



# 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 £149,950.



£149,950

## 4 bedroom terraced house for sale

+ Add to r

Tantallon Avenue, Glenrothes, Fife, KY7

NO LONGER ADVERTISED **SOLD STC**

Marketed from 20 Jan 2026 to 25 Mar 2026 (64 days) by YOUR MOVE, Glenrothes



£135,000

## 4 bedroom terraced house for sale

+ Add to r

Melville Close, Glenrothes, Fife, KY7

NO LONGER ADVERTISED **SOLD STC**

Marketed from 9 Apr 2025 to 25 Jun 2025 (76 days) by Slater Hogg & Howison, Glenrothes

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,275 based on the analysis carried out by our letting team at **Let Property Management**.



## 3 bedroom semi-detached house

+ Add to re

Dalzell Park, Glenrothes, KY7

NO LONGER ADVERTISED

Marketed from 27 Feb 2026 to 13 Mar 2026 (13 days) by Morgans, Dunfermline



## 3 bedroom semi-detached house

+ Add to re

Camlin Crescent, Glenrothes, KY7

NO LONGER ADVERTISED

Marketed from 23 Mar 2026 to 7 Apr 2026 (15 days) by Morgans, Dunfermline

# 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: **3 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.



 [www.letproperty.co.uk](http://www.letproperty.co.uk)

Hatton Green, Glenrothes, KY7

PROPERTY ID: 12345678

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**