

LET PROPERTY PACK

INVESTMENT INFORMATION

Merryton Crescent, Nairn,
IV12

222027098

 www.letproperty.co.uk





Property Description

Our latest listing is in Merryton Crescent, Nairn, IV12

Get instant cash flow of **£550** per calendar month with a **6.4%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Merryton Crescent, Nairn,
IV12

222027098



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 103,000.00

25% Deposit	£25,750.00
Stamp Duty ADS @ 8%	£8,240.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£34,990.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month.



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.



Returns Based on Rental Income	£550
Mortgage Payments on £77,250.00 @ 5%	£321.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£55.00
Total Monthly Costs	£391.88
Monthly Net Income	£158.13
Annual Net Income	£1,897.50
Net Return	5.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£797.50**
Adjusted To

Net Return **2.28%**

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

Annual Net Income **£352.50**
Adjusted To

Net Return **1.01%**

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 £190,000.



£190,000

3 bedroom end of terrace house for sale

+ Add to report

15 Wilson Street, Nairn, IV12 4NY

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 15 Nov 2024 to 3 Oct 2025 (321 days) by R & R Urquhart Property, Forres



£185,000

3 bedroom semi-detached house for sale

+ Add to report

NOW £10k BELOW HOME REPORT VALUE Society Street, Nairn

CURRENTLY ADVERTISED

Marketed from 11 Jul 2025 by E2W Property, Nairn



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Merryton Crescent, Nairn, IV12

PROPERTY ID: 222027098

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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