

LET PROPERTY PACK

INVESTMENT INFORMATION

Telford Place, Edinburgh,
EH4

220453221

 www.letproperty.co.uk





Property Description

Our latest listing is in Telford Place, Edinburgh, EH4

Get instant cash flow of **£1,121.85** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£1,557.00** which would provide the investor a Gross Yield of **10.4%** 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...



Telford Place, Edinburgh,
EH4

220453221



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £12.55 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,121.85

Market Rent: £1,557.00

Lounge



Kitchen



Bedrooms



Exterior





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 180,000.00

25% Deposit	£45,000.00
ADS @ 8%	£14,400.00
LBTT Charge	£700
Legal Fees	£1,000.00
Total Investment	£61,100.00

Projected Investment Return



The monthly rent of this property is currently set at £1,121.85 per calendar month but the potential market rent is

£ 1,557

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	£1,121.85	£1,557.00
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£12.55	
Ground Rent	Freehold	
Letting Fees	£112.19	£155.70
Total Monthly Costs	£702.24	£745.75
Monthly Net Income	£419.62	£811.25
Annual Net Income	£5,035.38	£9,735.00
Net Return	8.24%	15.93%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£6,621.00**

Net Return **10.84%**

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

Annual Net Income Adjusted To **£7,035.00**

Net Return **11.51%**

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 £230,000.



£230,000

3 bedroom ground floor flat for sale

+ Add to report

Easter Drylaw Avenue, Edinburgh, EH4

CURRENTLY ADVERTISED

SOLD STC

Marketed from 3 Sep 2025 by Top Floor Estate Agents, Glasgow



£190,000

3 bedroom flat for sale

+ Add to report

57 Crewe Terrace, Crewe, Edinburgh, EH5 2LH

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Nov 2025 to 27 Feb 2026 (111 days) by Warners Solicitors, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

3 bedroom flat

Boswall Avenue, Trinity, Edinburgh, EH5

CURRENTLY ADVERTISED

Marketed from 23 Apr 2026 by CONNELL & MCFADDEN PROPERTY LETTINGS, Edinburgh

+ Add to report



£1,795 pcm

3 bedroom flat

1307L Orchard Brae Avenue, Edinburgh, EH4 2GB

NO LONGER ADVERTISED

Marketed from 26 Jan 2026 to 10 Feb 2026 (14 days) by SouthSide Property Management, Edinburgh

+ 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: **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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Telford Place, Edinburgh, EH4

PROPERTY ID: 220453221

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