

LET PROPERTY PACK

INVESTMENT INFORMATION

Anderson Street, Kirkcaldy,
KY1

225366130

 www.letproperty.co.uk





Property Description

Our latest listing is in Anderson Street, Kirkcaldy, KY1

Get instant cash flow of **£440** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£638** which would provide the investor a Gross Yield of **13.9%** if the rent was increased to market rate.

Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.

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



Anderson Street,
Kirkcaldy, KY1

225366130



Property Key Features

1 bedroom

1 bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £1.00

Ground Rent: Freehold

Lease Length: Freehold

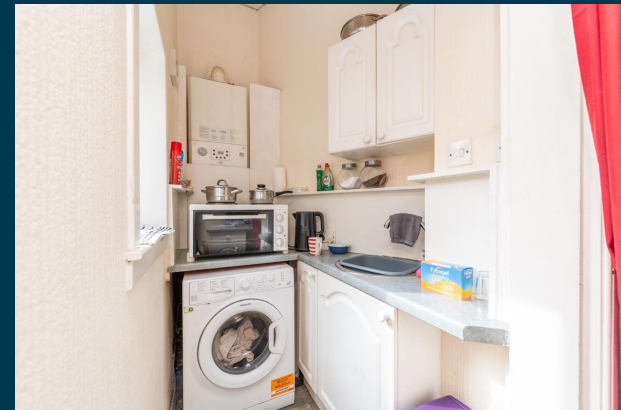
Current Rent: £440

Market Rent: £638

Lounge



Kitchen



Bedrooms



Exterior





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

PROPERTY VALUATION

£ 55,000

Stamp Duty ADS @ 8%	£4,400
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£60,400

Projected Investment Return



The monthly rent of this property is currently set at £440 per calendar month but the potential market rent is

£ 638



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



Returns Based on Rental Income	£440	£638
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£44.00	£63.80
Total Monthly Costs	£60.00	£79.80
Monthly Net Income	£380.00	£558.20
Annual Net Income	£4,560.00	£6,698.40
Net Return	7.55%	11.09%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,422**
Adjusted To


Net Return **8.98%**



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 £58,000.



1 bedroom flat for sale [+ Add to report](#)

Harriet Street, Kirkcaldy

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 3 Nov 2022 to 12 Jul 2023 (251 days) by FLS Property Sales, Cowdenbeath

£58,000



1 bedroom flat for sale [+ Add to report](#)

Factory Road, Kirkcaldy, KY1 2NJ

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Jan 2024 to 1 May 2024 (110 days) by eXp UK, Scotland

£58,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

1 bedroom flat

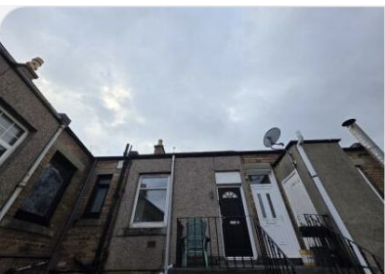
The Kyles, Kirkcaldy, KY1

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jan 2026 to 5 Feb 2026 (15 days) by Belvoir, Kirkcaldy

+ Add to report



£675 pcm

1 bedroom flat

St. Clair Street, Kirkcaldy, Fife, KY1

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jan 2026 to 28 Jan 2026 (8 days) by Murray Properties, Kirkcaldy

+ 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: **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

Anderson Street, Kirkcaldy, KY1

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.



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