

LET PROPERTY PACK

INVESTMENT INFORMATION

Kirkland Walk, Methil KY8
2HZ

226290181

 www.letproperty.co.uk





Property Description

Our latest listing is in Kirkland Walk, Methil KY8 2HZ

Get instant cash flow of **£525** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.8%** 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...



Kirkland Walk, Methil KY8
2HZ

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £1 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £525

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
ADS @ 8%	£8,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£37,300.00

Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 900



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	£525	£900
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£52.50	£90.00
Total Monthly Costs	£412.25	£449.75
Monthly Net Income	£112.75	£450.25
Annual Net Income	£1,353.00	£5,403.00
Net Return	3.63%	14.49%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,603.00**
Adjusted To

Net Return **9.66%**

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

Annual Net Income **£3,753.00**
Adjusted To

Net Return **10.06%**

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 £110,000.



£110,000

2 bedroom semi-detached house for sale

+ Add to report

Hawthorn Street, Methil, Fife, KY8

NO LONGER ADVERTISED

Marketed from 22 Mar 2024 to 19 Jul 2024 (118 days) by Jewel Homes, Coatbridge



£109,995

2 bedroom end of terrace house for sale

+ Add to report

Toll Avenue, Methil, KY8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Nov 2025 by Remax Professionals, Kirkcaldy

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom terraced house

+ Add to report

Oakvale Road, Methil, Leven, Fife, KY8

NO LONGER ADVERTISED

Marketed from 18 Mar 2025 to 9 Apr 2025 (21 days) by YOUR MOVE Stewart Filshill Lettings, Leven



£700 pcm

2 bedroom end of terrace house

+ Add to report

Oakvale Road, Methil, Leven, Fife, KY8






NO LONGER ADVERTISED LET AGREED

Marketed from 6 May 2024 to 27 May 2024 (20 days) by YOUR MOVE Stewart Filshill Lettings, Leven

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: **Moved in within the last 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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PROPERTY ID: 226290181

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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