

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Meldrum Road Kirkcaldy  
KY2

226608207

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





## Property Description

Our latest listing is in Meldrum Road Kirkcaldy KY2

Get instant cash flow of **£500** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£633** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to market rate.

**Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.**

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



Meldrum Road Kirkcaldy  
KY2

226608207



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Kept in good condition**

**Well placed for access to local amenities**

**Factor Fees: £1.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £500 PM**

**Market Rent: £633 PM**

# Lounge



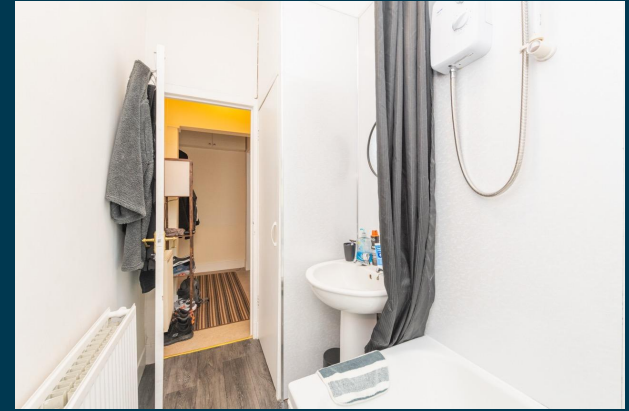
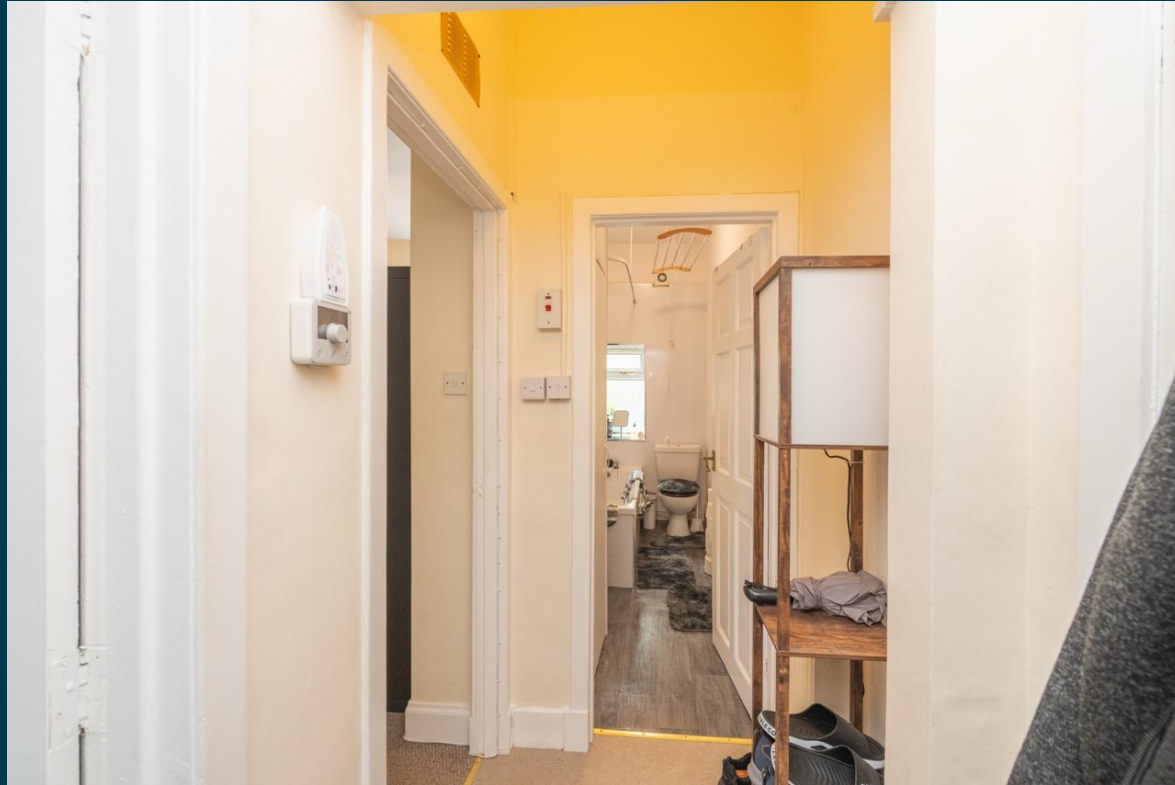
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £72,000.00 and borrowing of £54,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 72,000.00

25% Deposit	£18,000.00
ADS @ 8%	£5,760.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,760.00

# Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 633



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	£500	£633
Mortgage Payments on £54,000.00 @ 5%	£225.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	FREEHOLD	
Letting Fees	£50.00	£63.30
<b>Total Monthly Costs</b>	<b>£291.00</b>	<b>£304.30</b>
<b>Monthly Net Income</b>	<b>£209.00</b>	<b>£328.70</b>
<b>Annual Net Income</b>	<b>£2,508.00</b>	<b>£3,944.40</b>
<b>Net Return</b>	<b>10.13%</b>	<b>15.93%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,678.40**  
Adjusted To

Net Return                      **10.82%**

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

Annual Net Income      **£2,864.40**  
Adjusted To

Net Return                      **11.57%**

# 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 £73,950.



£73,950

## 1 bedroom flat for sale

+ Add to report

Salisbury Street, Kirkcaldy, KY2

NO LONGER ADVERTISED **SOLD STC**

Marketed from 6 Aug 2025 to 29 Sep 2025 (53 days) by Fords Daly Legal, Kirkcaldy



£72,500

## 1 bedroom flat for sale

+ Add to report

Balsusney Road, Kirkcaldy, KY2

NO LONGER ADVERTISED **SOLD STC**

Marketed from 23 Jan 2026 to 20 Mar 2026 (55 days) by Home Sweet Home Estate Agents Fife, Glenrothes

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

+ Add to

Hendry Road, Kirkcaldy, KY2

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 May 2025 to 30 Jul 2025 (79 days) by The Good Estate Agent, National



£645 pcm

1 bedroom flat

+ Add to rep

Nile Street, Kirkcaldy, KY2

NO LONGER ADVERTISED

Marketed from 1 Jul 2025 to 11 Jul 2025 (9 days) by OpenRent, London

# 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: 226608207

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**