

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Road, Crookedholm,
Kilmarnock, KA3

225783663

 www.letproperty.co.uk





Property Description

Our latest listing is in Main Road, Crookedholm, Kilmarnock, KA3

Get instant cash flow of **£450** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£611** which would provide the investor a Gross Yield of **12.2%** 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...



Main Road, Crookedholm,
Kilmarnock, KA3

225783663



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £450

Market Rent: £611

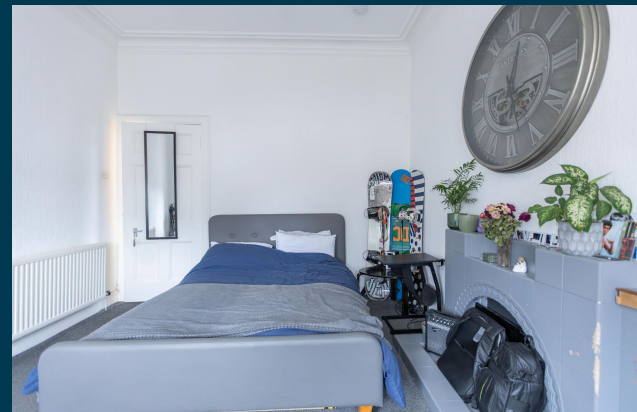
Lounge



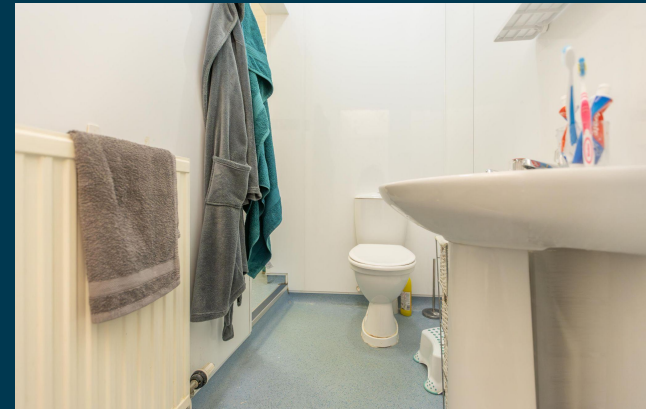
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
ADS @ 8%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£20,800.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 611



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	£450	£611
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£45.00	£61.10
Total Monthly Costs	£247.50	£263.60
Monthly Net Income	£202.50	£347.40
Annual Net Income	£2,430.00	£4,168.80
Net Return	11.68%	20.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,946.80**
Adjusted To

Net Return **14.17%**

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

Annual Net Income **£3,268.80**
Adjusted To

Net Return **15.72%**

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 £70,000.



2 bedroom flat for sale

+ Add to

Riccarton Road, Hurlford, Kilmarnock, East Ayrshire, KA1

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Feb 2025 to 30 May 2025 (115 days) by Slater Hogg & Howison, Kilmarnock



2 bedroom flat for sale

+ Add to

Morris Crescent, Kilmarnock, Ayrshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Sep 2022 to 30 Jan 2023 (123 days) by Keller Williams Scotland, Scotland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £765 based on the analysis carried out by our letting team at **Let Property Management**.



£765 pcm

2 bedroom flat

+ Add to report

KILMARNOCK - Nursery Avenue

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Dec 2025 to 30 Jan 2026 (43 days) by Martin & Co, Ayr



£750 pcm

2 bedroom ground floor flat

+ Add to report

New Mill Road, Kilmarnock, Ayrshire, KA1

CURRENTLY ADVERTISED






LET AGREED

Marketed from 9 Mar 2026 by Limegreen Estate Agents, Prestwick

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: **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.



Interested in this
property investment?

Call us on
0141 478 0985

Main Road, Crookedholm, Kilmarnock, KA3

PROPERTY ID: 225783663

 www.letproperty.co.uk

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