

LET PROPERTY PACK

INVESTMENT INFORMATION

Wardlaw Place, Edinburgh,
EH11

226847264

 www.letproperty.co.uk





Property Description

Our latest listing is in Wardlaw Place, Edinburgh, EH11

Get instant cash flow of **£915** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£986** which would provide the investor a Gross Yield of **7.9%** 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...



Wardlaw Place,
Edinburgh, EH11

226847264



Property Key Features

1 Bedroom

1 Bathroom With Separate Toilet Room

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £915

Market Rent: £986

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
ADS @ 8%	£12,000.00
LBTT Charge	£100
Legal Fees	£1,000.00
Total Investment	£50,600.00

Projected Investment Return



The monthly rent of this property is currently set at £915 per calendar month but the potential market rent is

£ 986

Returns Based on Rental Income	£915	£986
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£91.50	£98.60
Total Monthly Costs	£575.25	£582.35
Monthly Net Income	£339.75	£403.65
Annual Net Income	£4,077.00	£4,843.80
Net Return	8.06%	9.57%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,871.80**
Adjusted To

Net Return **5.68%**

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

Annual Net Income **£2,593.80**
Adjusted To

Net Return **5.13%**

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 £220,000.



£220,000

1 bedroom flat for sale

2B/9 Robertson Avenue, Gorgie, Edinburgh, EH11 1PZ

CURRENTLY ADVERTISED

Marketed from 8 May 2026 by Urquharts Solicitors, Edinburgh

+ Add to report



£210,000

1 bedroom flat for sale

Flat 26, 18, Slateford Gait, Edinburgh, EH11 1GU

CURRENTLY ADVERTISED

Marketed from 17 May 2026 by Blair Cadell Solicitors, Edinburgh and East Central Scotland

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,295 based on the analysis carried out by our letting team at **Let Property Management**.



£1,295 pcm

1 bedroom flat

Weston Gait, Merchiston, Edinburgh, EH11

CURRENTLY ADVERTISED

Marketed from 25 May 2026 by CONNELL & MCFADDEN PROPERTY LETTINGS, Edinburgh

+ Add to report



£1,270 pcm

1 bedroom flat

Ivy Terrace, Edinburgh, Midlothian, EH11

CURRENTLY ADVERTISED

Marketed from 10 Apr 2026 by DJ Alexander, Edinburgh

+ Add to report


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.



Wardlaw Place, Edinburgh, EH11

PROPERTY ID: 226847264



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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