

LET PROPERTY PACK

INVESTMENT INFORMATION

Blair Crescent, Hurlford,
Kilmarnock, KA1

225664346

 www.letproperty.co.uk





Property Description

Our latest listing is in Blair Crescent, Hurlford, Kilmarnock, KA1

Get instant cash flow of **£475** per calendar month with a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£605** which would provide the investor a Gross Yield of **13.2%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Blair Crescent, Hurlford,
Kilmarnock, KA1

225664346



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £475

Market Rent: £605

Lounge



Kitchen



Bedrooms



Exterior





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

PROPERTY VALUATION

£ 55,000

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 £475 per calendar month but the potential market rent is

£ 605

Returns Based on Rental Income	£475	£605
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£47.50	£60.50
Total Monthly Costs	£62.50	£75.50
Monthly Net Income	£412.50	£529.50
Annual Net Income	£4,950.00	£6,354.00
Net Return	8.20%	10.52%

Our industry leading letting agency **Let Property Management** 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 **£5,144**
Adjusted To



Net Return **8.52%**



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 £95,000.

 <p>£95,000</p>	<p>2 bedroom flat for sale</p> <p>Derwent Court, Kilmarnock, KA3</p> <p>CURRENTLY ADVERTISED SOLD STC</p> <p>Marketed from 4 May 2026 by Lomond Property, Kilmarnock</p>	<p>+ Add to report</p>
 <p>£90,000</p>	<p>2 bedroom flat for sale</p> <p>Greenan Road, Kilmarnock, KA3</p> <p>CURRENTLY ADVERTISED SOLD STC</p> <p>Marketed from 29 Apr 2026 by Lomond Property, Kilmarnock</p>	<p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

+ Add to report

De Walden Terrace, Kilmarnock, East Ayrshire, KA3

NO LONGER ADVERTISED

Marketed from 20 Mar 2026 to 5 May 2026 (45 days) by Lomond, Prestwick



£795 pcm

2 bedroom penthouse

+ Add to report

Nursery Wynd, Kilmarnock

NO LONGER ADVERTISED LET AGREED

Marketed from 24 Feb 2026 to 6 Mar 2026 (10 days) by Martin & Co, Ayr

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: **6 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.



Blair Crescent, Hurlford, Kilmarnock, KA1

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.



LETPROPERTY