

LET PROPERTY PACK

INVESTMENT INFORMATION

Downieston Place, Patna,
Ayr, KA6

227086114

 www.letproperty.co.uk





Property Description

Our latest listing is in Downieston Place, Patna, Ayr, KA6

Get instant cash flow of **£500** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **8.2%** 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...



Downieston Place, Patna,
Ayr, KA6

227086114



Property Key Features

3 Bedrooms

1 Bathroom

Kept in good condition

Well placed for access to local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £500 PM

Market Rent: £650 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 95,000.00

25% Deposit	£23,750.00
ADS @ 8%	£7,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,350.00

Projected Investment Return



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

£ 650



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	£650
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£50.00	£65.00
Total Monthly Costs	£361.88	£376.88
Monthly Net Income	£138.13	£273.13
Annual Net Income	£1,657.50	£3,277.50
Net Return	5.12%	10.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,977.50**
Adjusted To

Net Return **6.11%**

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

Annual Net Income **£1,852.50**
Adjusted To

Net Return **5.73%**

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 £185,000.



3 bedroom detached bungalow for sale

+ Add to re

7 Hillside, Patna, KA6 7JT

NO LONGER ADVERTISED

Marketed from 15 Apr 2025 to 21 Jul 2025 (97 days) by Donald Ross Residential, Ayr



3 bedroom semi-detached villa for sale

+ Add to rep

Downieston Place, Patna

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 28 Aug 2025 to 19 Dec 2025 (112 days) by Stonefield Estate Agents, Ayr

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

3 bedroom semi-detached house

Drumbuie Drive, Patna, KA6

NO LONGER ADVERTISED

Marketed from 28 Apr 2026 to 27 May 2026 (28 days) by Rent Locally, Hamilton

+ Add to re



£650 pcm

3 bedroom semi-detached house

Carnshalloch Avenue, Patna, KA6

NO LONGER ADVERTISED






Marketed from 22 Aug 2012 to 13 Jan 2026 (4892 days) by The Property Box, Ayr

+ Add to re

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**
-  Current term of tenancy: **7 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

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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Downieston Place, Patna, Ayr, KA6

PROPERTY ID: 227086114

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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