

LET PROPERTY PACK

INVESTMENT INFORMATION

Oxgangs Farm Drive,
Edinburgh, EH13

227242563

 www.letproperty.co.uk





Property Description

Our latest listing is in Oxgangs Farm Drive, Edinburgh, EH13

Get instant cash flow of **£950** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£1,197** which would provide the investor a Gross Yield of **9.3%** 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...



Oxgangs Farm Drive,
Edinburgh, EH13

227242563



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £950

Market Rent: £1,197

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £155,000.

PROPERTY VALUATION

£ 155,000

ADS @ 8% **£12,400**

LBTT Charge **£200**

Legal Fees **£1,000**

Total Investment £168,600

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,197

Returns Based on Rental Income	£950	£1,197
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£95.00	£119.70
Total Monthly Costs	£110.00	£134.70
Monthly Net Income	£840.00	£1,062.30
Annual Net Income	£10,080.00	£12,747.60
Net Return	5.98%	7.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£10,354**
Adjusted To

Net Return **6.14%**

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 £150,000.



£150,000

2 bedroom flat for sale

6/4 Oxbgangs Farm Drive, Edinburgh, EH13 9QQ

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 22 Aug 2024 to 15 Oct 2024 (53 days) by Neilsons Solicitors and Estate Agents, Edinburgh

+ Add to report



£150,000

2 bedroom ground floor flat for sale

9/2 Firrhill Loan, Edinburgh, EH13 9EJ

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 23 Dec 2024 to 2 Apr 2025 (100 days) by Neilsons Solicitors and Estate Agents, Edinburgh

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom flat

132, Colinton Mains Drive, Edinburgh, EH13 9BL

NO LONGER ADVERTISED

Marketed from 29 Aug 2023 to 4 Sep 2023 (5 days) by Zone, Edinburgh

+ Add to report



£1,200 pcm

2 bedroom flat

Oxgangs Farm Drive, Oxgangs, Edinburgh, EH13

NO LONGER ADVERTISED

Marketed from 4 Feb 2026 to 24 Mar 2026 (48 days) by ELC, Edinburgh

+ Add to report

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**



Current term of tenancy: **12 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.



Oxgangs Farm Drive, Edinburgh, EH13

PROPERTY ID: 227242563

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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