

LET PROPERTY PACK

INVESTMENT INFORMATION

Northfield Drive,
Edinburgh, EH8

227820653

 www.letproperty.co.uk





Property Description

Our latest listing is in Northfield Drive, Edinburgh, EH8

Get instant cash flow of **£1,351** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£1,766** which would provide the investor a Gross Yield of **12.1%** 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...



Northfield Drive,
Edinburgh, EH8

227820653



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,351

Market Rent: £1,766

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 175,000.00

25% Deposit	£43,750.00
ADS @ 8%	£14,000.00
LBTT Charge	£600
Legal Fees	£1,000.00
Total Investment	£59,350.00

Projected Investment Return



The monthly rent of this property is currently set at £1,351 per calendar month but the potential market rent is

£ 1,766

Returns Based on Rental Income	£1,351	£1,766
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£135.10	£176.60
Total Monthly Costs	£696.98	£738.48
Monthly Net Income	£654.03	£1,027.53
Annual Net Income	£7,848.30	£12,330.30
Net Return	13.22%	20.78%

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 **£8,798.30**
Adjusted To

Net Return **14.82%**

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

Annual Net Income **£9,705.30**
Adjusted To

Net Return **16.35%**

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 £235,000.



£235,000

3 bedroom flat for sale

53 Northfield Farm Avenue, Northfield, Edinburgh EH8 7QY

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 21 Jun 2026 by VMH Solicitors, Edinburgh

+ Add to report



£225,000

3 bedroom flat for sale

Duddingston Mills, Edinburgh, EH8

NO LONGER ADVERTISED

Marketed from 13 Feb 2026 to 30 Jul 2026 (167 days) by Thorntons Property Services, Edinburgh

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,100 based on the analysis carried out by our letting team at **Let Property Management**.



£2,100 pcm

3 bedroom flat

Parsons Green Terrace, Edinburgh, EH8

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Mar 2026 to 16 Jun 2026 (88 days) by DJ Alexander, Edinburgh

+ Add to report



£1,800 pcm

3 bedroom flat

College Court, Inchview Terrace, Craightinny, Edinburgh, EH7

CURRENTLY ADVERTISED

Marketed from 29 Jul 2026 by ELC, 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.



Northfield Drive, Edinburgh, EH8

PROPERTY ID: 227820653



www.letproperty.co.uk

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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