

LET PROPERTY PACK

INVESTMENT INFORMATION

Fairhaven, Kirn, Dunoon,
PA23

226643230

 www.letproperty.co.uk





Property Description

Our latest listing is in Fairhaven, Kirn, Dunoon, PA23

Get instant cash flow of **£575** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£620** which would provide the investor a Gross Yield of **9.9%** 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...



Fairhaven, Kirn, Dunoon,
PA23

226643230



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Garden Grounds

Factor Fees: £59.00 pm

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £575

Market Rent: £620

Lounge



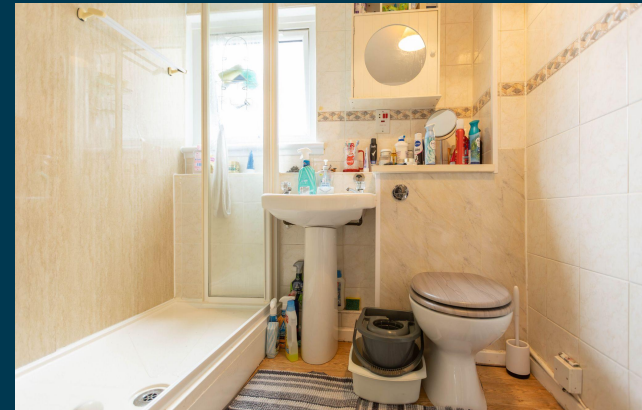
Kitchen



Bedrooms



Bathrooms



Exterior





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

PROPERTY VALUATION

£ 75,000

ADS @ 8%	£6,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£82,000

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 £575 per calendar month but the potential market rent is

£ 620

Returns Based on Rental Income	£575	£620
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£59.00	
Ground Rent	FREEHOLD	
Letting Fees	£57.50	£62.00
Total Monthly Costs	£131.50	£136.00
Monthly Net Income	£443.50	£484.00
Annual Net Income	£5,322.00	£5,808.00
Net Return	6.49%	7.08%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,568**
Adjusted To

Net Return **5.57%**



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 £86,000.



£86,000

2 bedroom ground maisonette for sale

+ Add to

3 Fairhaven, Kirn, Dunoon, Argyll And Bute, PA23 8NR

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 Jul 2025 by Scottish Property Centre, Argyll



£80,000

2 bedroom flat for sale

+ Add to report

Ardenslate Road, Kirn, Argyll and Bute, PA23

NO LONGER ADVERTISED

Marketed from 16 Aug 2021 to 19 Aug 2021 (2 days) by Waterside Property, Dunoon

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom maisonette

Fairhaven, Dunoon

NO LONGER ADVERTISED

Marketed from 7 Nov 2025 to 10 Nov 2025 (2 days) by I Am The Agent, Nationwide

+ Add to report



£650 pcm

2 bedroom flat

Fairways Drive, Kirn, Dunoon

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Nov 2024 to 7 Jan 2025 (61 days) by Kirkland Letting Agents Ltd, Coatbridge

+ 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **3 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.



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Fairhaven, Kirn, Dunoon, PA23

PROPERTY ID: 226643230

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