

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Grove Street, Musselburgh,  
EH21

216317756

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Grove Street, Musselburgh, EH21

Get instant cash flow of **£1,150** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.3%** 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...**



Grove Street,  
Musselburgh, EH21

216317756



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Living Spaces**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,150**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

## PROPERTY VALUATION

£ 190,000.00

ADS @ 8%	£15,200
LBTT Charge	£900
Legal Fees	£1,000
<b>Total Investment</b>	<b>£207,100</b>

# Projected Investment Return



The monthly rent of this property is currently set at £1,150 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,150	£1,150
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£115.00	£115.00
<b>Total Monthly Costs</b>	<b>£130.00</b>	<b>£130.00</b>
<b>Monthly Net Income</b>	<b>£1,020.00</b>	<b>£1,020.00</b>
<b>Annual Net Income</b>	<b>£12,240.00</b>	<b>£12,240.00</b>
<b>Net Return</b>	<b>5.91%</b>	<b>5.91%</b>

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      **£9,940**  
Adjusted To

Net Return                      **4.80%**



# 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 £250,000.



## 3 bedroom end of terrace house for sale

28 Arran Marches, Musselburgh, EH21 7DQ

CURRENTLY ADVERTISED

SOLD STC

Marketed from 30 Jan 2026 by Warners Solicitors, Edinburgh

£250,000



## 3 bedroom terraced house for sale

+ Add to repo

12 Windsor Park Drive, Musselburgh, East Lothian, EH21 7QJ

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 27 Mar 2026 to 26 May 2026 (60 days) by Urquharts Solicitors, Edinburgh

£200,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,525 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,525 pcm**

## 3 bedroom end of terrace house

+ Add to repo

1218L Whitehill Gardens, Musselburgh, EH21 6PQ

NO LONGER ADVERTISED

Marketed from 2 Mar 2026 to 12 Mar 2026 (9 days) by SouthSide Property Management, Edinburgh

# 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: **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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Grove Street, Musselburgh, EH21

PROPERTY ID: 216317756

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**