


LET PROPERTY PACK

INVESTMENT INFORMATION

Gladstone Street, Leven,
Fife, KY8

226327194

 www.letproperty.co.uk





Property Description

Our latest listing is in Gladstone Street, Leven, Fife, KY8

Get instant cash flow of **£644** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£698** which would provide the investor a Gross Yield of **9.3%** 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...



Gladstone Street, Leven,
Fife, KY8

226327194



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £644

Market Rent: £698

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



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

PROPERTY VALUATION

£ 90,000

ADS @ 8%	£7,200
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£98,200

Projected Investment Return



The monthly rent of this property is currently set at £644 per calendar month but the potential market rent is

£ 698

Returns Based on Rental Income	£644	£698
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£64.40	£69.80
Total Monthly Costs	£79.40	£84.80
Monthly Net Income	£564.60	£613.20
Annual Net Income	£6,775.20	£7,358.40
Net Return	6.90%	7.49%

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 **£5,962**
Adjusted To

Net Return **6.07%**



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 £169,500.



£169,500

2 bedroom flat for sale

+ Add to report

Carberry Court, Leven, Fife, KY8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 24 Jul 2025 by YOUR MOVE - Stewart Filshill, Leven



£114,000

2 bedroom flat for sale

+ Add to report

Lemon Terrace, Leven, KY8

CURRENTLY ADVERTISED

Marketed from 29 Apr 2026 by Delmor, Leven

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom flat

+ Add to report

ROSEBERRY TERRACE, Leven, KY8

CURRENTLY ADVERTISED

LET AGREED

Marketed from 4 Mar 2015 by Murray Properties, Kirkcaldy



£695 pcm

2 bedroom property

+ Add to report

Durward street, Leven, KY8






NO LONGER ADVERTISED

Marketed from 11 Feb 2026 to 25 Feb 2026 (13 days) by Rent Locally, Hamilton

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: **4 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.



Gladstone Street, Leven, Fife, KY8

PROPERTY ID: 12345678

 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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