

LET PROPERTY PACK

INVESTMENT INFORMATION

Belsyde Court, Linlithgow,
EH49

224711727

 www.letproperty.co.uk





Property Description

Our latest listing is in Belsyde Court, Linlithgow, EH49

Get instant cash flow of **£725** per calendar month with a **6.2%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Belsyde Court, Linlithgow,
EH49

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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £1

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £725

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 140,000.00

25% Deposit	£35,000.00
ADS @ 8%	£11,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£47,200.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month.



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.



Returns Based on Rental Income	£725
Mortgage Payments on £105,000.00 @ 5%	£437.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1.00
Ground Rent	Freehold
Letting Fees	£72.50
Total Monthly Costs	£526.00
Monthly Net Income	£199.00
Annual Net Income	£2,388.00
Net Return	5.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£938.00**
Adjusted To

Net Return **1.99%**

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

Annual Net Income **£288.00**
Adjusted To

Net Return **0.61%**

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 £165,000.



£165,000

2 bedroom ground floor flat for sale

[+ Add to report](#)

Belsyde Court, Linlithgow Bridge, EH49

CURRENTLY ADVERTISED

SOLD 5TC

Marketed from 21 Jan 2026 by Paul Rolfe Sales and Lettings, Linlithgow



£145,000

2 bedroom flat for sale

[+ Add to report](#)

Belsyde Court, Linlithgow Bridge, EH49

CURRENTLY ADVERTISED

Marketed from 20 Oct 2025 by Paul Rolfe Sales and Lettings, Linlithgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

2 bedroom apartment

Belsyde Court, Linlithgow

CURRENTLY ADVERTISED

Marketed from 7 Apr 2026 by Castlebrae Sales and Letting Ltd, Bathgate

+ Add to report



£850 pcm

2 bedroom flat

Belsyde Court, Linlithgow Bridge, EH49

NO LONGER ADVERTISED

LET AGREED






Marketed from 9 Mar 2026 to 27 Mar 2026 (18 days) by Paul Rolfe Sales and Lettings, Linlithgow

+ 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: **8 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

Belsyde Court, Linlithgow, EH49

PROPERTY ID: 224711727

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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