

LET PROPERTY PACK

INVESTMENT INFORMATION

Carfrae Drive, Glenrothes,
KY6

224530546

 www.letproperty.co.uk





Property Description

Our latest listing is in Carfrae Drive, Glenrothes, KY6

Get instant cash flow of **£550** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Carfrae Drive, Glenrothes,
KY6

224530546



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: £550

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

PROPERTY VALUATION

£ 85,000.00

ADS @ 8% **£6,800**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment **£92,800**

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 750



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£550	£750
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£75.00
Total Monthly Costs	£70.00	£90.00
Monthly Net Income	£480.00	£660.00
Annual Net Income	£5,760.00	£7,920.00
Net Return	6.21%	8.53%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,420**
Adjusted To

Net Return **6.92%**

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 £99,995.



£99,995

3 bedroom end of terrace house for sale

+ Add to

Lauder Court, Glenrothes, KY6

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jun 2025 to 21 Nov 2025 (144 days) by Home Sweet Home Estate Agents Fife, Glenrothes



£95,000

3 bedroom end of terrace house for sale

Ancrum Court, Glenrothes, Fife, KY6

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Dec 2025 by Slater Hogg & Howison, Glenrothes

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom house

Muirfield Drive, Glenrothes

NO LONGER ADVERTISED

LET AGREED

+ Add to

Marketed from 9 Apr 2026 to 1 May 2026 (22 days) by Slater Hogg & Howison Lettings, Stirling



£950 pcm

3 bedroom house

Glenrothes, Fife, KY6

NO LONGER ADVERTISED

Marketed from 15 Jul 2026 to 23 Jul 2026 (8 days) by YOUR MOVE, Glenrothes

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**



Current term of tenancy: **12 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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

Carfrae Drive, Glenrothes, KY6

PROPERTY ID: 224530546

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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