

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Narrow Wynd, West  
Wemyss, Kirkcaldy, KY1 4SZ

225804101

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





## Property Description

Our latest listing is in Narrow Wynd, West Wemyss, Kirkcaldy, KY1 4SZ

Get instant cash flow of **£400** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£674** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



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Wemyss, Kirkcaldy, KY1  
4SZ

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## Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £674

# Lounge



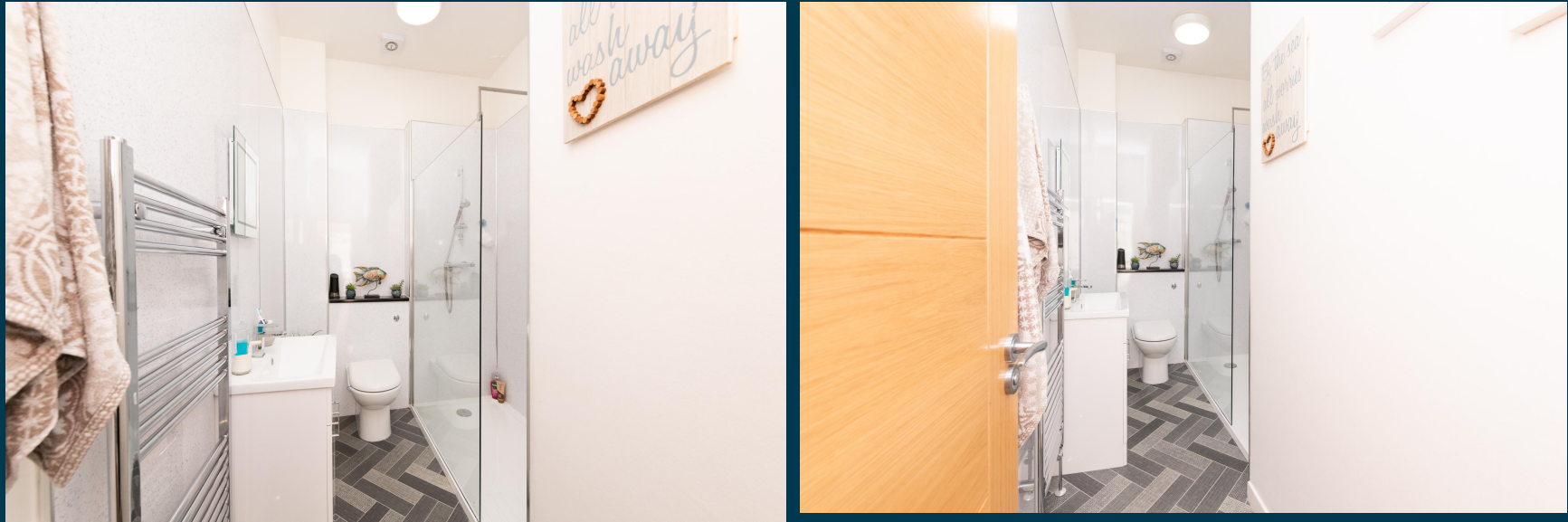
# Kitchen



# Bedroom



# Bathroom



# Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 110,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £27,500.00 |
| ADS @ 8%         | £8,800.00  |
| LBTT Charge      | £0         |
| Legal Fees       | £1,000.00  |
| Total Investment | £37,300.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 674



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       | £400           | £674             |
|--------------------------------------|----------------|------------------|
| Mortgage Payments on £82,500.00 @ 5% | £343.75        |                  |
| Est. Building Cover (Insurance)      | £15.00         |                  |
| Approx. Factor Fees                  | £0.00          |                  |
| Ground Rent                          | Freehold       |                  |
| Letting Fees                         | £40.00         | £67.40           |
| <b>Total Monthly Costs</b>           | <b>£398.75</b> | <b>£426.15</b>   |
| <b>Monthly Net Income</b>            | <b>£1.25</b>   | <b>£247.85</b>   |
| <b>Annual Net Income</b>             | <b>£15.00</b>  | <b>£2,974.20</b> |
| <b>Net Return</b>                    | <b>0.04%</b>   | <b>7.97%</b>     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,626.20**  
Adjusted To

Net Return                      **4.36%**

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

Annual Net Income      **£1,324.20**  
Adjusted To

Net Return                      **3.55%**

# 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 £109,999.



£109,999

## 1 bedroom flat for sale

+ Add to report

Rev Shirra Street, Kirkcaldy, KY2

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 May 2025 to 20 Jun 2025 (44 days) by Fords Daly Legal, Kirkcaldy



£100,000

## 1 bedroom flat for sale

+ Add to report

Halley's Court, Kirkcaldy, KY1

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Mar 2024 to 29 May 2024 (62 days) by Slater Hogg & Howison, Kirkcaldy

# 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

## 1 bedroom flat

+ Add to report

St. Clair Street, Kirkcaldy, Fife, KY1

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jan 2026 to 28 Jan 2026 (8 days) by Murray Properties, Kirkcaldy



£650 pcm

## 1 bedroom flat

+ Add to report

Chiefs Close, Kirkcaldy, Fife, KY1

NO LONGER ADVERTISED






LET AGREED

Marketed from 5 Apr 2026 to 27 Apr 2026 (21 days) by YOUR MOVE, Glenrothes

# 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**
-  Current term of tenancy: **4 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.



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KY1 4SZ

PROPERTY ID: 225804101

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**