

LET PROPERTY PACK

INVESTMENT INFORMATION

Onslow Street Livingston
EH54

228910570

 www.letproperty.co.uk





Property Description

Our latest listing is in Onslow Street Livingston EH54

Get instant cash flow of **£700** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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EH54

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Property Key Features

3 Bedrooms

1 Bathroom

Kept in good condition

Well placed for access to local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £700 PM

Market Rent: £1,000 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £161,000 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 161,000.00

25% Deposit	£40,250.00
ADS @ 8%	£12,880.00
LBTT Charge	£320
Legal Fees	£1,000.00
Total Investment	£54,450.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£1,000



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	£700	£1,000
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£70.00	£100.00
Total Monthly Costs	£588.13	£618.13
Monthly Net Income	£111.88	£381.88
Annual Net Income	£1,342.50	£4,582.50
Net Return	2.47%	8.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,582.50**
Adjusted To

Net Return **4.74%**

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

Annual Net Income **£2,167.50**
Adjusted To

Net Return **3.98%**

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 £180,000.

 £180,000	3 bedroom end of terrace house for sale + Add to report Alberta Avenue, Livingston, EH54 NO LONGER ADVERTISED SOLD STC Marketed from 24 Nov 2025 to 6 Feb 2026 (73 days) by Bridges Properties, Livingston
 £178,000	3 bedroom terraced house for sale + Add to report Fergus Avenue, Livingston, EH54 CURRENTLY ADVERTISED Marketed from 19 Feb 2026 by Yopa, Scotland & The North

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.

	3 bedroom terraced house Ettrick Drive, Livingston, EH54 NO LONGER ADVERTISED Marketed from 10 May 2026 to 13 May 2026 (3 days) by OpenRent, London	+ Add to repo
	3 bedroom terraced house Toronto Avenue, Howden, Livingston, West Lothian, EH54 NO LONGER ADVERTISED Marketed from 3 Mar 2026 to 13 Apr 2026 (40 days) by Home Lettings, Edinburgh	+ Add to rep

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: **2 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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Onslow Street Livingston EH54

PROPERTY ID: 228910570

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