

LET PROPERTY PACK

INVESTMENT INFORMATION

Trossachs Road, Aberfoyle,
FK8

228028710

 www.letproperty.co.uk





Property Description

Our latest listing is in Trossachs Road, Aberfoyle, FK8

Get instant cash flow of **£900** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£2,023** which would provide the investor a Gross Yield of **13.1%** 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...



Trossachs Road,
Aberfoyle, FK8

228028710



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £900

Market Rent: £2,023

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £185,000.00 and borrowing of £138,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 185,000.00

25% Deposit	£46,250.00
ADS @ 8%	£14,800.00
LBTT Charge	£800
Legal Fees	£1,000.00
Total Investment	£62,850.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 2,023

Returns Based on Rental Income	£900	£2,023
Mortgage Payments on £138,750.00 @ 5%	£578.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£90.00	£202.30
Total Monthly Costs	£683.13	£795.43
Monthly Net Income	£216.88	£1,227.58
Annual Net Income	£2,602.50	£14,730.90
Net Return	4.14%	23.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£10,684.90**
Adjusted To

Net Return **17.00%**

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

Annual Net Income **£11,955.90**
Adjusted To

Net Return **19.02%**

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 £219,995.



£219,995

3 bedroom semi-detached house for sale

+ Add to

Craigmore View, Aberfoyle, FK8

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jul 2022 to 17 Nov 2022 (113 days) by Purplebricks, covering Falkirk



£189,000

3 bedroom semi-detached house for sale

+ Add to rep

10 Craigmore View, Manse Road, Aberfoyle, FK8 3SJ

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 3 May 2021 to 15 Sep 2021 (135 days) by Pacitti Jones, Stirling

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,040 pcm based on the analysis carried out by our letting team at **Let Property Management**.



£2,040 pcm

3 bedroom flat

Douglas Street, Stirling Town, Stirling, FK8

CURRENTLY ADVERTISED

Marketed from 18 Jul 2026 by The Stirling Property Shop, Stirling

+ Add to re



£1,995 pcm

3 bedroom detached house

Lampson Road, Killearn

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Mar 2025 to 14 May 2025 (60 days) by Rettie, Glasgow City

+ Add to

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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Trossachs Road, Aberfoyle, FK8

PROPERTY ID: 228028710

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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