

LET PROPERTY PACK

INVESTMENT INFORMATION

East Pilton Farm Crescent,
Edinburgh, EH5

227271525

 www.letproperty.co.uk





Property Description

Our latest listing is in East Pilton Farm Crescent, Edinburgh, EH5

Get instant cash flow of **£2,480** per calendar month with a **9.9%** Gross Yield for investors.

This property has a potential to rent for **£3,272** 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...



East Pilton Farm
Crescent, Edinburgh, EH5

227271525



Property Key Features

4-Bedroom HMO

2 Bathrooms

Spacious Living Spaces

Fully-Fitted Kitchen

Factor Fees: £200.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,480

Market Rent: £3,272

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £300,000.00 and borrowing of £225,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 300,000.00

25% Deposit **£75,000.00**

ADS @ 8% **£24,000.00**

LBTT Charge **£4,600**

Legal Fees **£1,000.00**

Total Investment £104,600.00

Projected Investment Return



The monthly rent of this property is currently set at £2,480 per calendar month but the potential market rent is

£ 3,272



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	£2,480	£3,272
Mortgage Payments on £225,000.00 @ 5%	£937.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	Freehold	
Letting Fees	£248.00	£327.20
Total Monthly Costs	£1,400.50	£1,479.70
Monthly Net Income	£1,079.50	£1,792.30
Annual Net Income	£12,954.00	£21,507.60
Net Return	12.38%	20.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£14,963.60**
Adjusted To

Net Return **14.31%**

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

Annual Net Income **£17,007.60**
Adjusted To

Net Return **16.26%**

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 £350,000.



4 bedroom maisonette for sale

[+ Add to report](#)

138 Granton Road, Trinity, Edinburgh, EH5 3RF

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 12 Apr 2023 to 7 Jul 2023 (86 days) by Simpson & Marwick, Edinburgh

£350,000



4 bedroom triplex for sale

[+ Add to report](#)

12 East Pilton Farm Rigg, Edinburgh, EH5 2GE

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 16 Jun 2023 to 27 Jul 2023 (41 days) by Neilsons Solicitors and Estate Agents, Edinburgh

£310,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,300 based on the analysis carried out by our letting team at **Let Property Management**.



4 bedroom flat

[+ Add to report](#)

East London Street, Meadows, Edinburgh, EH7

NO LONGER ADVERTISED

Marketed from 18 Jun 2024 to 12 Jul 2024 (23 days) by IERO, Edinburgh

£3,300 pcm



4 bedroom flat

[+ Add to report](#)

Lothian Road, Tollcross, Edinburgh, EH3

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Mar 2025 to 12 Aug 2025 (154 days) by DJ Alexander, Edinburgh

£3,295 pcm

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: **Moved in within the last 2 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.



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East Pilton Farm Crescent, Edinburgh, EH5

PROPERTY ID: 227271525

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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