

LET PROPERTY PACK

INVESTMENT INFORMATION

Ladywynd, Cupar, KY15

225371699

 www.letproperty.co.uk





Property Description

Our latest listing is in Ladywynd, Cupar, KY15

Get instant cash flow of **£600** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£612** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.

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



Ladywynd, Cupar, KY15

225371699



Property Key Features

1 bedroom

1 bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600 PM

Market Rent: £612 PM

Lounge



Kitchen



Bedrooms



Exterior





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

PROPERTY VALUATION

£ 75,000

ADS @ 8%	£6,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£82,000

Projected Investment Return



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

The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 612

Returns Based on Rental Income	£600	£612
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£61.20
Total Monthly Costs	£75.00	£76.20
Monthly Net Income	£525.00	£535.80
Annual Net Income	£6,300.00	£6,429.60
Net Return	7.68%	7.84%



Return **Stress Test** Analysis Report

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

Annual Net Income **£5,206**
Adjusted To

Net Return **6.35%**



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 £95,000.



£95,000

2 bedroom flat for sale

+ Add to report

Ladywynd, Cupar, KY15

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Nov 2023 to 23 Jan 2024 (62 days) by Lawrie Estate Agents, Cupar



£65,000

1 bedroom flat for sale

+ Add to report

5, Parliament Square, Cupar, Fife, KY15

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 May 2021 to 28 Jun 2021 (51 days) by Rollos, Cupar

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

1 bedroom flat

+ Add to report

Preston Lodge, Bonnygate, Cupar, Fife, KY15

NO LONGER ADVERTISED

Marketed from 4 Oct 2025 to 18 Nov 2025 (44 days) by The Stirling Property Shop, Stirling



£675 pcm

1 bedroom flat

+ Add to report

Preston Lodge, Bonnygate, Cupar, Fife, KY15

NO LONGER ADVERTISED

Marketed from 8 Dec 2025 to 22 Jan 2026 (45 days) by The Stirling Property Shop, Stirling

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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **8 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.



www.letproperty.co.uk

Ladywynd, Cupar, KY15

PROPERTY ID: 12345678

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