

LET PROPERTY PACK

INVESTMENT INFORMATION

Gibraltar Gardens,
Dalkeith, EH22

225897777

 www.letproperty.co.uk





Property Description

Our latest listing is in Gibraltar Gardens, Dalkeith, EH22

Get instant cash flow of **£707** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,030** which would provide the investor a Gross Yield of **9.5%** 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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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £707

Market Rent: £1,030

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

Projected Investment Return



The monthly rent of this property is currently set at £707 per calendar month but the potential market rent is

£ 1,030



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



Returns Based on Rental Income	£707	£1,030
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£70.70	£103.00
Total Monthly Costs	£491.95	£524.25
Monthly Net Income	£215.05	£505.75
Annual Net Income	£2,580.60	£6,069.00
Net Return	6.44%	15.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,009.00**
Adjusted To

Net Return **10.00%**

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

Annual Net Income **£4,119.00**
Adjusted To

Net Return **10.27%**

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 £135,000.



£135,000

2 bedroom flat for sale

+ Add to report

9d Duke Street, Dalkeith, EH22

NO LONGER ADVERTISED

Marketed from 9 Jan 2026 to 19 Feb 2026 (41 days) by Avenue Road Estate Agents, Edinburgh



£130,000

2 bedroom flat for sale

+ Add to report

3A Gibraltar Gardens, Dalkeith, EH22

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Nov 2024 to 13 Mar 2025 (121 days) by Avenue Road Estate Agents, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom flat

+ Add to report

Duke Street, Dalkeith, EH22

NO LONGER ADVERTISED

Marketed from 1 Feb 2024 to 22 Feb 2024 (20 days) by Tay Letting, Edinburgh



£1,125 pcm

2 bedroom flat

+ Add to report

Elmfield Road, Dalkeith, Midlothian, EH22






NO LONGER ADVERTISED

Marketed from 24 Jun 2025 to 6 Aug 2025 (42 days) by ELC, Edinburgh

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: **7 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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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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