

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Main Street Cairneyhill,  
Dunfermline, KY12 8QZ

201915670

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Main Street Cairneyhill, Dunfermline, KY12 8QZ

Get instant cash flow of **£550** per calendar month with a **3.7%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Main Street Cairneyhill,  
Dunfermline, KY12 8QZ

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## Property Key Features

**3 bedrooms**

**1 Bathroom**

**Double Glazed Window**

**Rear Garden**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

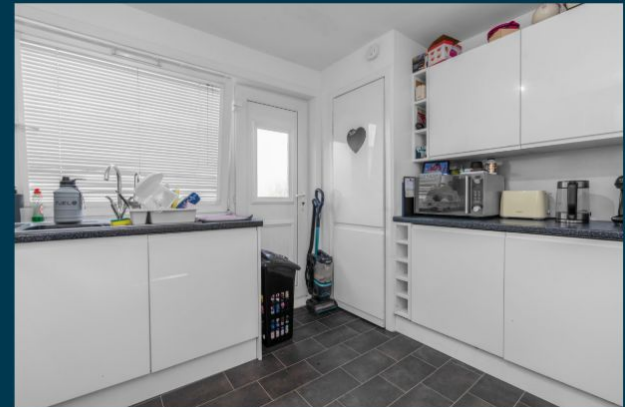
**Current Rent: £550**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 180,000.00

25% Deposit	£45,000.00
Stamp Duty ADS @ 6%	£10,800.00
LBTT Charge	£700
Legal Fees	£1,000.00
Total Investment	£57,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£550	£1,150
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£55.00	£115.00
<b>Total Monthly Costs</b>	<b>£632.50</b>	<b>£692.50</b>
<b>Monthly Net Income</b>	<b>-£82.50</b>	<b>£457.50</b>
<b>Annual Net Income</b>	<b>-£990.00</b>	<b>£5,490.00</b>
<b>Net Return</b>	<b>-1.72%</b>	<b>9.55%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,190.00**  
Adjusted To

Net Return                      **5.55%**

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

Annual Net Income      **£2,790.00**  
Adjusted To

Net Return                      **4.85%**

# 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 £296,350.



£285,000



## 4 bedroom detached bungalow for sale

Pitdinnie Place, Cairneyhill

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Viewing is essential to truly appreciate this superb spacious Four Bedroom Detached Bungalow whic...

SOLD PRICE HISTORY	
7 Feb 2023	£296,350

Marketed from 24 Jun 2022 to 4 Jan 2023 (193 days) by remax property marketing, Dunfermline



£175,000



## 3 bedroom terraced house for sale

46 Main Street, Cairneyhill, KY12 8QZ

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Entrance Porch | Lounge | Fitted Kitchen | Three Bedrooms | Bathroom (Shower) | Gardens | Parking...

SOLD PRICE HISTORY	
16 Oct 2023	£175,000

Marketed from 23 Jun 2023 to 8 Sep 2023 (76 days) by Morgans, Dunfermline

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,700 based on the analysis carried out by our letting team at **Let Property Management**.



£1,700 pcm

### 3 bedroom bungalow

Cherry Tree Crescent, Edinburgh, Edinburgh, EH14 5AL

+ Add to report

NO LONGER ADVERTISED

Bungalow | Three bedrooms | Conservatory | Family bathroom | En suite shower room | Large enclos...

SOLD PRICE HISTORY



£1,650 pcm

### 3 bedroom detached bungalow

4 Crawford Road, Milngavie, G62 7LG

+ Add to report

NO LONGER ADVERTISED LET AGREED






Three Bedroom Detached Bungalow. | Gas Central Heating. Double Glazing. Garage. | Unfurnished. | ...

Marketed from 26 Sep 2023 to 14 Dec 2023 (79 days) by Property Bureau, Bearsden

# 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: **4 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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Main Street Cairneyhill, Dunfermline, KY12  
8QZ

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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**