

# LET PROPERTY PACK

## INVESTMENT INFORMATION

West Fairbrae Cres,  
Edinburgh, EH11

198815706

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





## Property Description

Our latest listing is in West Fairbrae Cres, Edinburgh, EH11

Get instant cash flow of **£1,000** per calendar month with a **3.8%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **5.3%** 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...**



West Fairbrae Cres,  
Edinburgh, EH11

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## Property Key Features

**3 Bedroom**

**3 Bathroom**

**Convenient Parking**

**Spacious Room**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £1,000**

**Market Rent: £1,400**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £315,000.00 and borrowing of £236,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 315,000.00

25% Deposit	£78,750.00
SDLT Charge	£12,700
Legal Fees	£1,000.00
Total Investment	£92,450.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,400

Returns Based on Rental Income	£1,000	£1,400
Mortgage Payments on £236,250.00 @ 5%	£984.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£100.00	£140.00
<b>Total Monthly Costs</b>	<b>£1,099.38</b>	<b>£1,139.38</b>
<b>Monthly Net Income</b>	<b>-£99.38</b>	<b>£260.63</b>
<b>Annual Net Income</b>	<b>-£1,192.50</b>	<b>£3,127.50</b>
<b>Net Return</b>	<b>-1.29%</b>	<b>3.38%</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      **£327.50**  
Adjusted To

Net Return                      **0.35%**

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

Annual Net Income      **-£1,597.50**  
Adjusted To

Net Return                      **-1.73%**

# 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 £380,000.



£379,000

**3 bedroom detached house for sale**  
4 Torwood Crescent, South Gyle, Edinburgh, EH12 9GJ

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Bright living room and dining area | Breakfasting Kitchen | 3 Double Bedrooms | Front Driveway an...

Marketed from 4 Sep 2023 to 19 Feb 2024 (168 days) by Warners Solicitors, Edinburgh



£385,000



**3 bedroom terraced house for sale**  
Traquair Park West, Corstorphine, Edinburgh, EH12

+ Add to report

NO LONGER ADVERTISED

Views to the Pentland Hills | Many original features | Refurbishment potential | Double Glazing |...

SOLD PRICE HISTORY	
2 Dec 2022	£410,000

Marketed from 13 May 2022 to 9 Aug 2022 (87 days) by Umega, Edinburgh

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,410 pcm



Floorplan

## 3 bedroom villa

Broomhouse Bank, Broomhouse, Edinburgh, EH11

+ Add to report

NO LONGER ADVERTISED

Double glazing | Shower | Washing machine

### SOLD PRICE HISTORY

18 Mar 2005

£77,000

Marketed from 20 May 2022 to 29 Jun 2022 (39 days) by Cullen Property Ltd, Edinburgh



£1,400 pcm

## 4 bedroom villa

2654L - Gorgie Road, Edinburgh, EH11 3AJ

+ Add to report

NO LONGER ADVERTISED






Street Parking | Double Glazing | Gas Heating | Secure Entry | Pets Considered

Marketed from 3 Nov 2023 to 13 Dec 2023 (39 days) by SouthSide Property Management, 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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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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.



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