

LET PROPERTY PACK

INVESTMENT INFORMATION

Dennyholm Wynd
Kilbirnie, KA25 6HG

191981123

 www.letproperty.co.uk





Property Description

Our latest listing is in Dennyholm Wynd Kilbirnie, KA25 6HG

Get instant cash flow of **£375.00** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

With a Kilbirnie town centre location, a long term tenant currently situated and good rental returns, this could be a rewarding long term addition to an investor portfolio.

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



Dennyholm Wynd
Kilbirnie, KA25 6HG

191981123



Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Allocated Parking Space

Factor Fees: £0.00

Current Rent: £386.00

Market Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
Legal Fees	£1,000.00
Total Investment	£25,800.00

Projected Investment Return



The monthly rent of this property is currently set at £386.00 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£386.00	£500
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£38.60	£50.00
Total Monthly Costs	£303.60	£315.00
Monthly Net Income	£82.40	£185.00
Annual Net Income	£988.80	£2,220.00
Net Return	3.83%	8.60%

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 **£1,220.00**
Adjusted To

Net Return **4.73%**

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

Annual Net Income **£1,020.00**
Adjusted To

Net Return **3.95%**

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 £85,000.00.



2 bedroom ground floor flat for sale

61 Dennyholm Wynd, Kilbirnie

CURRENTLY ADVERTISED

+ Add to report

Key features

IN DEPTH HD PROEPRTY VIDEO TOUR AVAILABLE | FABULOUS
GROUND FLOOR APARTMENT WITHIN POPULAR KILBIRNIE ...

Marketed from 19 Apr 2023 by The Property Boom Ltd, Glasgow

Sold price history

8 Dec 2006 £74,000

- Good condition -but a little dated throughout
- 583 sq ft
- Offer over £ 75,000

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 £85,000.00.



2 bedroom ground floor flat for sale

49 Dennyholm Wynd, Kilbirnie

NO LONGER ADVERTISED

SOLD STC

Key features

FANASTIC GROUND FLOOR APARTMENT | TWO GENEROUSLY PROPORTIONED BEDROOMS / EXCELLENT IN-BUILT STORAGE ...

Marketed from 9 Nov 2022 to 30 Jan 2023 (81 days) by The Property Boom Ltd, Glasgow

+ Add to report

- Good condition -but a dated kitchen
- Offer over £ 73,000
- Sold for £ 85,000 in 2022

[49 DENNYHOLM WYND, KILBIRNIE, KA256HG](#)

20-12-2022

£85,000

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 £85,000.00.



2 bedroom flat for sale

Dennyholm Wynd, Kilbirnie, KA25

NO LONGER ADVERTISED **SOLD STC**

Key features

2 Bed Upper Flat | Gas Central Heating | Double Glazing | Modern Fitted Kitchen | Allocated Parking Space | Modern Fitted Bathroom Suite | Walk In ...

Marketed from 25 Apr 2022 to 12 Sep 2022 (140 days) by Glow Homes Letting & Sales, Saltcoats

+ Add to report

Sold price history

21 Jul 2022 £80,000

- **Good condition**
- **Offer over £ 73,000**
- **Sold for £ 80,000 in 2022**

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 £85,000.00.



2 bedroom flat for sale

63 Dennyholm Wynd, Kilbirnie, KA25 6HG

NO LONGER ADVERTISED

Key features

Bright and spacious two bedroom upper flat.

Marketed from 15 Jun 2022 to 25 Jan 2023 (223 days) by McEwan Fraser Legal, Edinburgh

+ Add to report

Sold price history

8 Feb 2006 £65,000

- Good condition - dated fittings throughout
- Offer over £ 65,000
- Sold for £ 65,000 in 2022

63 DENNYHOLM WYND, KILBIRNIE, KA256HG

04-11-2022

£65,000

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 £85,000.00.



2 bedroom ground floor flat for sale

Dennyholm Wynd, Kilbirnie, Ayrshire, KA25

NO LONGER ADVERTISED

Key features

Home Report link below | Convenient position | Level gardens | Well presented | Easily managed | Excellent storage | Two bedrooms | ...

Marketed from 13 Jul 2021 to 13 Oct 2021 (91 days) by J & J McCosh, Dalry

Sold price history

17 Aug 2021 £77,000

+ Add to report

- Good condition - dated fittings throughout
- Offer over £ 59,995
- 2021 home report valuation of £ 62,000
- Sold for £ 77,000 in 2021

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £525.00 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

Dennyholm Wynd, Kilbirnie, KA25

NO LONGER ADVERTISED

Key features

No Agent Fees | Property Reference Number: 1538345

Marketed from 15 Nov 2022 to 23 Nov 2022 (8 days) by OpenRent, London

+ Add to report



2 bedroom flat

Montgomerieston Street, Kilbirnie, KA25

NO LONGER ADVERTISED

Key features

Central location | New Bathroom | Bathroom with Shower Cubicle |
Double Glazing | Freshly decorated throughout | Gas CH | Reurbished ...

Marketed from 27 Oct 2022 to 27 Oct 2022 by Rent Locally, Hamilton

+ Add to report

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 Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 years +**
-  Pets: **None**
-  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

Dennyholm Wynd Kilbirnie, KA25 6HG

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