

LET PROPERTY PACK

INVESTMENT INFORMATION

Cowden Park Dalkeith,
EH22 2HA

192586448

 www.letproperty.co.uk



Property Description

Our latest listing is in Cowden Park Dalkeith, EH22 2HA

Get instant cash flow of **£600.00** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **5.5%** if the rent was increased to market rate.

With a location that is ideal for families, tenants that have taken great care of the space and a reasonable potential rental income, this property is perfect for an investor to earn a reliable rental income over the long term.

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



Cowden Park Dalkeith,
EH22 2HA

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Property Key Features

2 Bedroom

1 Bathroom

Private Driveway Space

Rear Garden Space

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £600.00

Market Rent: £750

Lounge



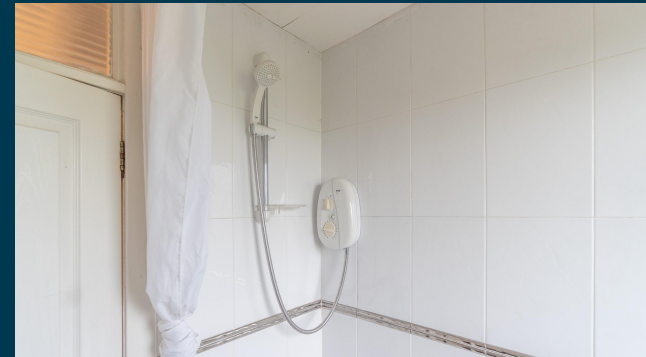
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 165,000.00

25% Deposit	£41,250.00
Stamp Duty ADS @ 6%	£9,900.00
Legal Fees	£1,000.00
Total Investment	£52,150.00

Projected Investment Return



The monthly rent of this property is currently set at £600.00 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£600.00	£750
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£60.00	£75.00
Total Monthly Costs	£590.63	£605.63
Monthly Net Income	£9.38	£144.38
Annual Net Income	£112.50	£1,732.50
Net Return	0.22%	3.32%

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 **£232.50**
Adjusted To

Net Return **0.45%**

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

Annual Net Income **-£742.50**
Adjusted To

Net Return **-1.42%**

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 £191,500.00.



2 bedroom end of terrace house for sale

Cowden Park, Dalkeith, Midlothian, EH22

NO LONGER ADVERTISED SOLD STC

Key features

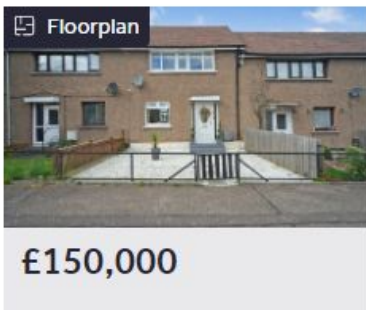
EPC = D

Marketed from 4 Mar 2022 to 11 May 2022 (67 days) by Your Move, Dalkeith

+ Add to report

Sold price history

12 Jul 2022	£171,000
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2 bedroom terraced house for sale

Cowden Park, Dalkeith, EH22

NO LONGER ADVERTISED SOLD STC

Key features

Two Well Proportioned Double Rooms | Well Presented Two-Bedroom Terraced House | Set Back From The Road With Parking In Front | Bright ...

Marketed from 29 Sep 2022 to 1 Dec 2022 (62 days) by Purplebricks, covering Edinburgh

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750.00 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom terraced house

Thorny Crook Gardens, EH22

NO LONGER ADVERTISED

Key features

2 bedroom terraced house available at this lovely modern development in Dalkeith. Convenient location for the city bypass providing access to the ...

Marketed from 26 Jul 2022 to 26 Jul 2022 by Touchstone, Edinburgh

+ Add to report



£725 pcm

2 bedroom terraced house

Woodburn Loan, Dalkeith, Midlothian, EH22

NO LONGER ADVERTISED LET AGREED

Key features

Double glazing | Shower | Tumble dryer | Fridge Freezer






Marketed from 3 Jun 2021 to 11 Jun 2021 (8 days) by Saltouns Limited, Penicuik

+ 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 +**
-  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

Cowden Park Dalkeith, EH22 2HA

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.



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