

LET PROPERTY PACK

INVESTMENT INFORMATION

Madeira Street Edinburgh,
EH6 4AL

194143193

 www.letproperty.co.uk





Property Description

Our latest listing is in Madeira Street
Edinburgh, EH6 4AL

Get instant cash flow of **£1,700.00** per calendar
month with a **6.2%** Gross Yield for investors.

**With an Edinburgh City Centre location, a
long term tenant currently situated and a
reasonable potential rental income, this is a
fantastic opportunity for an investor to
acquire a reliable long term investment.**

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



Madeira Street
Edinburgh, EH6 4AL

194143193



Property Key Features

3 Bedroom

1 Bathroom

Ideal Rental Location

Three Piece Bathroom

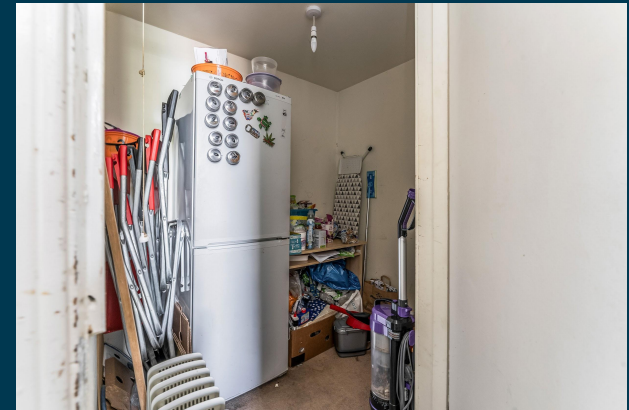
Factor Fees: £0.00

Current Rent: £1,700.00

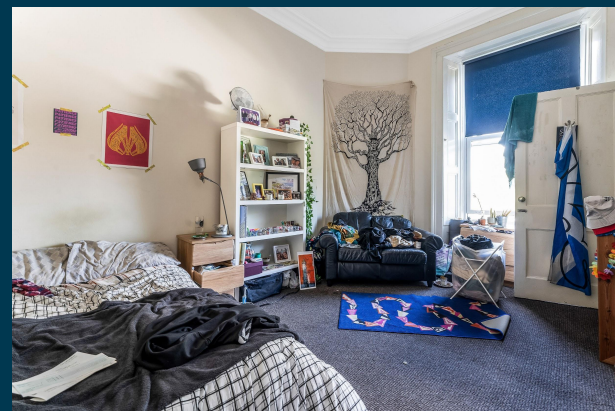
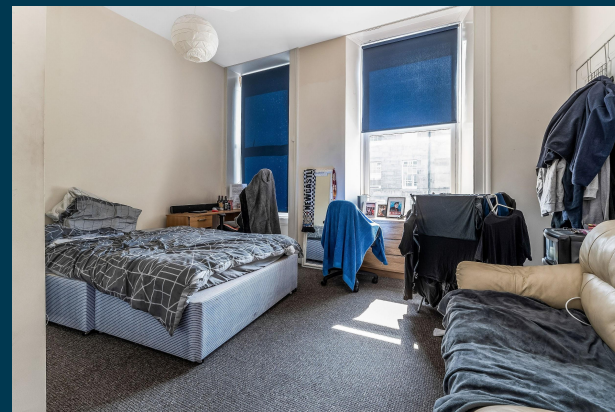
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £330,000.00 and borrowing of £247,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 330,000.00

25% Deposit	£82,500.00
Stamp Duty ADS @ 6%	£19,800.00
Legal Fees	£1,000.00
Total Investment	£103,300.00

Projected Investment Return



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.



Returns Based on Rental Income	£1,700
Mortgage Payments on £247,500.00 @ 5%	£1,031.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£170.00
Total Monthly Costs	£1,010.00
Monthly Net Income	£690.00
Annual Net Income	£8,280.00
Net Return	8.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,965.00**
Adjusted To

Net Return **1.90%**

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


Annual Net Income **£315.00**
Adjusted To


Net Return **0.30%**

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 £295,000.00.

 Floorplan



£385,000

3 bedroom apartment for sale [+ Add to report](#)

73 Dudley Avenue, Trinity, Edinburgh, EH6

NO LONGER ADVERTISED **UNDER OFFER**

Three bedrooms and one bathroom | Bay windowed sitting room | Impressive spacious dining room | K...

SOLD PRICE HISTORY

1 Jul 2021	£435,000
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 Floorplan



£315,000

3 bedroom flat for sale [+ Add to report](#)

15 Hawthornbank Place, Edinburgh, EH6 4HG

NO LONGER ADVERTISED **UNDER OFFER**

Neilsons are delighted to offer on to the market this charming upper villa which enjoys a delight...

SOLD PRICE HISTORY

06 Jul 2025	£325,000
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,700.00 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom flat

Lindsay Road, Leith, Edinburgh, EH6

CURRENTLY ADVERTISED LET AGREED

Key features

Secure underground parking | Gas central heating | Double glazing | Shower | Washing machine | Dishwasher | Fridge Freezer

Marketed from 5 Jul 2023 by Umega Lettings, Edinburgh

+ Add to report



3 bedroom flat

Portland Gardens, The Shore, Edinburgh, EH6

CURRENTLY ADVERTISED LET AGREED

Key features

Dish Washer | Central Heating Gas | Double Bedrooms: 3 | Balcony | Fridge Freezer | Secure Entry Phone | Private Parking | Shower | Washing Machine






Marketed from 29 Jun 2023 by DJ Alexander, Edinburgh

+ 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: **2 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

Madeira Street Edinburgh, EH6 4AL

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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