

LET PROPERTY PACK

INVESTMENT INFORMATION

Birrell Close, Kirkcaldy, KY1
2NT

195477939

 www.letproperty.co.uk





Property Description

Our latest listing is in Birrell Close, Kirkcaldy, KY1 2NT

Get instant cash flow of **£450.00** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

With easy access to local amenities, a long term tenant currently situated and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Birrell Close, Kirkcaldy, KY1
2NT

195477939



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £50.00

Current Rent: £450.00

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
Stamp Duty ADS @ 6%	£6,600.00
Legal Fees	£1,000.00
Total Investment	£35,100.00

Projected Investment Return



The monthly rent of this property is currently set at £450.00 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£450.00	£750
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Letting Fees	£45.00	£75.00
Total Monthly Costs	£453.75	£483.75
Monthly Net Income	-£3.75	£266.25
Annual Net Income	-£45.00	£3,195.00
Net Return	-0.13%	9.10%

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 Adjusted To **£1,695.00**

Net Return **4.83%**

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

Annual Net Income Adjusted To **£1,545.00**

Net Return **4.40%**

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 £110,000.00.

Floorplan

£95,000

2 bedroom apartment for sale

Birrell Close, Kirkcaldy

+ Add to report

NO LONGER ADVERTISED SOLD STC

Key features

STUNNING MODERN UPPER APARTMENT | 2 DBL BEDROOMS MASTER EN-SUITE | DG- GCH - EPC C - OFF STREET PARKING | SPACIOUS ...

Marketed from 2 Sep 2022 to 6 Feb 2023 (157 days) by Home Sweet Home Estate Agents Fife, Glenrothes

Sold price history

13 Dec 2022 £110,000

£87,000

2 bedroom flat for sale

Birrell Close, Kirkcaldy, KY1

+ Add to report

NO LONGER ADVERTISED SOLD STC

Key features

Below Home Report Value | Two Bed Upper Flat | Spacious Lounge | Two Double Bedrooms | Bathroom | Kitchen | Double Glazed | Central Heating

Marketed from 6 Sep 2018 to 15 Feb 2019 (162 days) by Purplebricks, covering Scotland

Sold price history

13 Dec 2022 £110,000

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 apartment

Canon Byrne Glebe, KIRKCALDY, KY1

+ Add to report

NO LONGER ADVERTISED

LET AGREED

BEAUTIFUL LUXURY 2 BED APARTMENT AVAILABLE NOW!Ground floor apartment compromises from: hallway, ...

SOLD PRICE HISTORY



£750 pcm

2 bedroom flat

Lord Gambier Wharf, Kirkcaldy, KY1

+ Add to report

NO LONGER ADVERTISED

FLS are excited to re-market this stunning 2 bedroom apartment, with beautiful views of the Kirkc...

Marketed from 13 Jul 2023 to 14 Jul 2023 (1 days) by Fife Letting Service, Fife

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**

 Current term of tenancy: **5 years +**

 Standard Short Assured Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**
Fully compliant tenancy including
EICR & Gas Safety in order

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

Birrell Close, Kirkcaldy, KY1 2NT

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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