

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stenhouse Avenue West  
Edinburgh, EH11 3EY

195739695

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





## Property Description

Our latest listing is in Stenhouse Avenue West Edinburgh, EH11 3EY

Get instant cash flow of **£700** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Stenhouse Avenue West  
Edinburgh, EH11 3EY

195739695



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Double Glazed Window**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

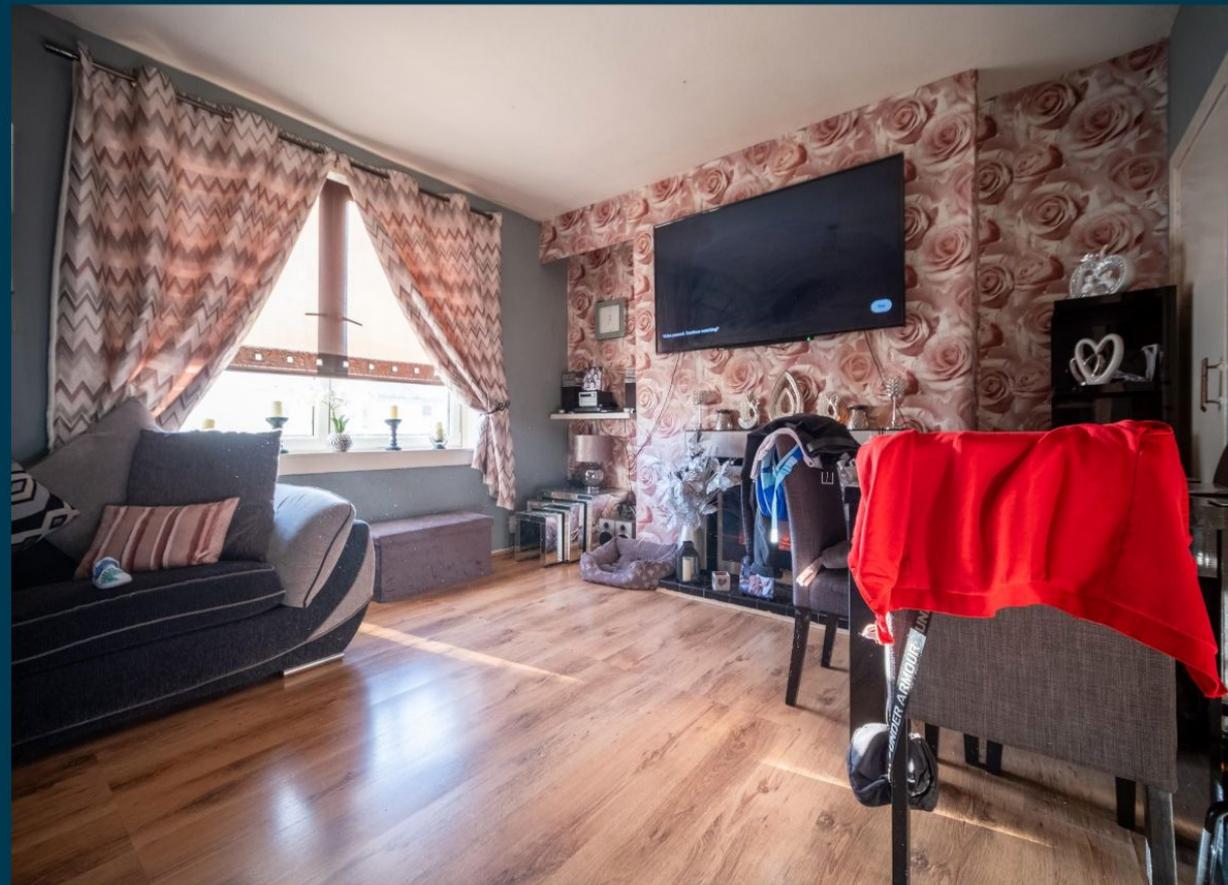
**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £700**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 160,000.00

25% Deposit	£40,000.00
Stamp Duty ADS @ 6%	£9,600.00
LBTT Charge	£300
Legal Fees	£1,000.00
Total Investment	£50,900.00

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£700	£1,150
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£70.00	£115.00
<b>Total Monthly Costs</b>	<b>£585.00</b>	<b>£630.00</b>
<b>Monthly Net Income</b>	<b>£115.00</b>	<b>£520.00</b>
<b>Annual Net Income</b>	<b>£1,380.00</b>	<b>£6,240.00</b>
<b>Net Return</b>	<b>2.71%</b>	<b>12.26%</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      **£3,940.00**  
Adjusted To

Net Return                      **7.74%**

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

Annual Net Income      **£3,840.00**  
Adjusted To

Net Return                      **7.54%**

# 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 £175,000.



£150,000

## 2 bedroom flat for sale

43/3 Stenhouse Avenue West,  
Stenhouse, Edinburgh, EH11 3EY

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Double Glazing | South facing living room with feature fireplace |  
Private side garden with shed ...

### SOLD PRICE HISTORY

27 Jun 2022

£175,000



£135,000

## 2 bedroom flat for sale

33/3 Stenhouse Avenue West,  
Edinburgh, EH11 3EY

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

Under Offer Attractive first floor flat. Ideal for first time buyers,  
families and investors, the...

### SOLD PRICE HISTORY

20 Jun 2022

£168,889

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,430 based on the analysis carried out by our letting team at **Let Property Management**.



£1,430 pcm

## 2 bedroom flat

Pinkhill Park, Edinburgh, EH12

+ Add to report

NO LONGER ADVERTISED

2 double bedrooms | 1 reception room | 2 bathrooms | flat | communal gardens |  
Furnished

Marketed from 3 Nov 2023 to 25 Nov 2023 (22 days) by DJ Alexander, Edinburgh



£1,400 pcm

## 2 bedroom flat

Stenhouse Gardens,, Stenhouse, Edinburgh, EH11

+ Add to report

NO LONGER ADVERTISED

Double glazing | Shower | Washing machine | Fridge Freezer

Marketed from 8 Dec 2023 to 12 Jan 2024 (35 days) by Gilson Gray LLP, 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.



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

Stenhouse Avenue West Edinburgh, EH11  
3EY

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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