

LET PROPERTY PACK

INVESTMENT INFORMATION

Polwarth Gardens
Edinburgh, EH11 1LL

202874026

 www.letproperty.co.uk





Property Description

Our latest listing is in Polwarth Gardens Edinburgh, EH11 1LL

This property has a potential to rent for **£2,600** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, 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...



Polwarth Gardens
Edinburgh, EH11 1LL

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Property Key Features

3 bedroom

1 bathroom

Great Condition

**Perfect Location for Working
Professional**

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Market Rent: £2,600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £415,000 and borrowing of £311,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 415,000.00

25% Deposit	£103,750.00
Stamp Duty ADS @ 6%	£24,900.00
LBTT Charge	£14,850
Legal Fees	£1,000.00
Total Investment	£144,500.00

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	£2,600
Mortgage Payments on £311,250.00 @ 5%	£1,296.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£260.00
Total Monthly Costs	£1,571.88
Monthly Net Income	£1,028.13
Annual Net Income	£12,337.50
Net Return	8.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,137.50**
Adjusted To

Net Return **4.94%**

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

Annual Net Income **£6,112.50**
Adjusted To

Net Return **4.23%**

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 £445,000.



£445,000

3 bedroom flat for sale

Polwarth Gardens, Edinburgh, EH11

+ Add to report

NO LONGER ADVERTISED

Gas central heating | Private gardens | original features

Marketed from 22 Oct 2022 to 2 Mar 2023 (130 days) by ACE Property, Edinburgh



£400,000

3 bedroom flat for sale

52 (1F2) Polwarth Gardens, Polwarth, EH11 1LL

+ Add to report

CURRENTLY ADVERTISED

Viewing is recommended to appreciate the spacious accommodation on offer of this first floor flat...

Marketed from 8 Jan 2024 by Deans Properties, Newington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,086 based on the analysis carried out by our letting team at **Let Property Management**.



£4,086 pcm

3 bedroom serviced apartment

Tay Street, Edinburgh, EH11

CURRENTLY ADVERTISED

Flexile leases | All Inclusive | Free Wifi | Paid Parking | Fortnightly cleaning

Marketed from 4 Apr 2023 by Livinc, North Street

+ Add to report



£2,340 pcm

3 bedroom flat

Montpelier Park, Bruntsfield, Edinburgh, EH10

NO LONGER ADVERTISED

Lounge | Kitchen | 3 Double Bedrooms | Bathroom with Shower | Washing Machine | Electric Hob and ...





Marketed from 18 Apr 2023 to 24 Apr 2023 (6 days) by Littlejohns Ltd, 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



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Polwarth Gardens Edinburgh, EH11 1LL

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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