

LET PROPERTY PACK

INVESTMENT INFORMATION

Coillesdene Grove,
Edinburgh, EH15 2JE

202130479

 www.letproperty.co.uk





Property Description

Our latest listing is in Coillesdene Grove, Edinburgh, EH15 2JE

This property has a potential to rent for **£1,052** which would provide the investor a Gross Yield of **6.6%** 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...



Coillesdene Grove,
Edinburgh, EH15 2JE

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Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,052

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£5,700
Legal Fees	£1,000.00
Total Investment	£54,200.00

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	£1,052
Mortgage Payments on £142,500.00 @ 5%	£593.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£105.20
Total Monthly Costs	£713.95
Monthly Net Income	£338.05
Annual Net Income	£4,056.60
Net Return	7.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,952.60**
Adjusted To

Net Return **3.60%**

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

Annual Net Income **£1,206.60**
Adjusted To

Net Return **2.23%**

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 £200,000.



£200,000

2 bedroom flat for sale

+ Add to report

61/15 Park Avenue, Duddingston, Edinburgh, EH15 1JP

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Mar 2024 to 18 Apr 2024 (29 days) by Warners Solicitors, Edinburgh

Category B Listed Former Schoolhouse | First Floor Duplex Apartment | Resident's Parking | Manicu...



£195,000

2 bedroom flat for sale

+ Add to report

6 (Flat 1), Figgate Street, Edinburgh, EH15 1HL

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Jun 2024 to 3 Oct 2024 (106 days) by Warners Solicitors, Edinburgh

First floor flat in Portobello, short walk from beach and shops | Twin windowed living/dining roo...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1100 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat + Add to report

James Street, Portobello, Edinburgh,, Portobello, EH15

NO LONGER ADVERTISED

Marketed from 11 Dec 2023 to 13 Dec 2023 (1 days) by Touchstone, Edinburgh

£1,100 pcm

Lovely 2 bedroom ground floor flat available in Portobello close to Joppa & minutes from the beac...



2 bedroom flat + Add to report

Magdalene Medway, Edinburgh, Midlothian, EH15

NO LONGER ADVERTISED **LET AGREED**

Marketed from 9 Oct 2024 to 13 Dec 2024 (65 days) by DJ Alexander, Edinburgh





£1,095 pcm

A newly decorated, two double bedroom flat UNFURNISHED AVAILABLE NOW This ground floor property

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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Interested in this
property investment?

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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