

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gardner's Crescent,  
Edinburgh, EH3

207888802

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





## Property Description

Our latest listing is in Gardner's Crescent, Edinburgh, EH3

Get instant cash flow of **£1,950** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£2,500** which would provide the investor a Gross Yield of **6.7%** 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...**



Gardner's Crescent,  
Edinburgh, EH3

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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Balcony**

**Parking Space**

**Factor Fees: £250.00**

**Current Rent: £1,950**

**Market Rent: £2,500**



# Lounge



# Kitchen





# Bedrooms

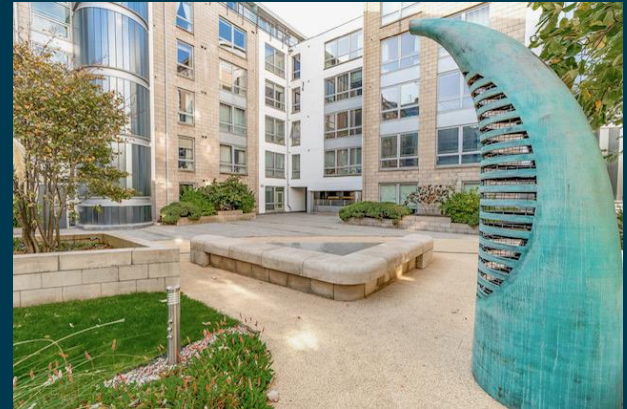


# Bathroom





# Exterior







Figures based on assumed purchase price of £450,000.00 and borrowing of £337,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 450,000.00

25% Deposit	£112,500.00
Stamp Duty ADS @ 6%	£27,000.00
LBTT Charge	£18,350
Legal Fees	£1,000.00
Total Investment	£158,850.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,950 per calendar month but the potential market rent is

£ 2,500

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	£1,950	£2,500
Mortgage Payments on £337,500.00 @ 5%	£1,406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	£0.00	
Letting Fees	£195.00	£250.00
<b>Total Monthly Costs</b>	<b>£1,866.25</b>	<b>£1,921.25</b>
<b>Monthly Net Income</b>	<b>£83.75</b>	<b>£578.75</b>
<b>Annual Net Income</b>	<b>£1,005.00</b>	<b>£6,945.00</b>
<b>Net Return</b>	<b>0.63%</b>	<b>4.37%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,945.00**  
Adjusted To

Net Return                      **1.22%**

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

Annual Net Income      **£195.00**  
Adjusted To

Net Return                      **0.12%**



# 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 £440,000.



£440,000

## 2 bedroom penthouse for sale

Gardner's Crescent, Edinburgh, Midlothian

+ Add to report

NO LONGER ADVERTISED SOLD STC

Large Open Plan Kitchen/Reception | Master Bedroom en-suite | Second Double Bedroom | Shower Room...

SOLD PRICE HISTORY



£385,000

## 2 bedroom flat for sale

Flat 4 42 Gardners Crescent

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Quiet yet very central secure location | Private allocated covered parking space | Lift | Concier...

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

## 2 bedroom flat

Gardners Crescent, Edinburgh

+ Add to report

NO LONGER ADVERTISED

FESTIVAL LET - This lovely two bedroom basement floor, main door apartment offers comfortable liv...

SOLD PRICE HISTORY



£1,800 pcm

## 2 bedroom flat

Gardner's Crescent, Fountainbridge, Edinburgh, EH3

+ Add to report

NO LONGER ADVERTISED






Double glazing | Shower | Washing machine | Tumble dryer | Fridge Freezer

Marketed from 12 Mar 2024 to 24 Apr 2024 (42 days) by More Management & Lettings, 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: **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](http://www.letproperty.co.uk)

Gardner's Crescent, Edinburgh, EH3

PROPERTY ID: 12345678

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.



**LETPROPERTY**