

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Strathfillan Road,  
Edinburgh, EH9

210692449

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





## Property Description

Our latest listing is in Strathfillan Road, Edinburgh, EH9

This property has a potential to rent for **£2,345** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Strathfillan Road,  
Edinburgh, EH9

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## Property Key Features

**4 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: Vacant**

**Market Rent: £2,345**

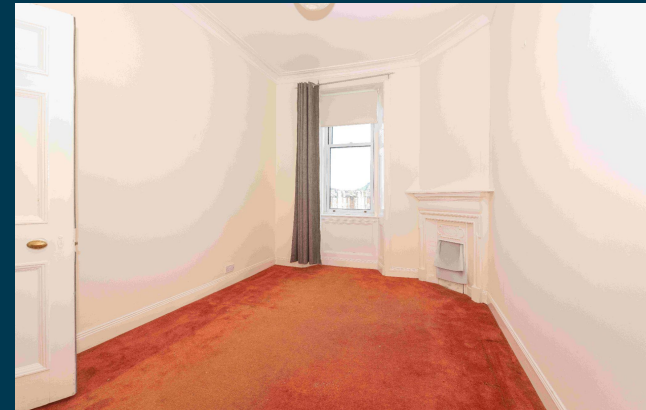
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £485,000.00 and borrowing of £363,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 485,000.00

25% Deposit	£121,250.00
Stamp Duty ADS @ 6%	£29,100.00
LBTT Charge	£21,850
Legal Fees	£1,000.00
Total Investment	£173,200.00

# Projected Investment Return



The potential market rent for this property is

£ 2,345

<b>Returns Based on Rental Income</b>	<b>£2,345</b>
Mortgage Payments on £363,750.00 @ 5%	<b>£1,515.63</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£234.50</b>
<b>Total Monthly Costs</b>	<b>£1,765.13</b>
<b>Monthly Net Income</b>	<b>£579.88</b>
<b>Annual Net Income</b>	<b>£6,958.50</b>
<b>Net Return</b>	<b>4.02%</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      **£2,268.50**  
Adjusted To

Net Return                      **1.31%**

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





Annual Net Income      **-£316.50**  
Adjusted To

Net Return                      **-0.18%**

# 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 £480,000.

 <p>£480,000</p>	<h3>4 bedroom flat for sale</h3> <p>10 Flat 5 Strathfillan Road, Marchmont, Edinburgh, EH9</p> <p><b>CURRENTLY ADVERTISED</b></p> <p>Marketed from 31 May 2024 by Avenue Road Estate Agents, Edinburgh</p> <p>Top Floor Flat - Four Double Bedrooms   HMO License Valid Until February 2024 for Four People Sha...</p> <p> Floor plan: <a href="#">View</a></p>
 <p>£475,000</p>	<h3>3 bedroom flat for sale</h3> <p>7/1 Strathfillan Road, Marchmont, EH9 2AG</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 25 Jun 2022 to 19 Oct 2022 (115 days) by Deans Properties, Newington</p> <p>Forming part of a traditional Victorian tenement, this rarely available, immaculately presented f...</p> <p> Floor plan: <a href="#">View</a></p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,810 based on the analysis carried out by our letting team at **Let Property Management**.



**£3,810 pcm**

## 4 bedroom flat

Strathfillan Road, Marchmont, Edinburgh, EH9

NO LONGER ADVERTISED

Marketed from 4 Jul 2024 to 6 Jul 2024 (1 days) by Sandstone UK Property Management Solutions Ltd, Edinburgh

+ Add to report



**£3,400 pcm**

## 4 bedroom flat

Strathfillan Road, Marchmont, Edinburgh, EH9

NO LONGER ADVERTISED






Marketed from 9 Jun 2023 to 28 Jul 2023 (48 days) by Sandstone UK Property Management Solutions 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: **NA**
-  Current term of tenancy: **NA**
-  Standard Tenancy Agreement In Place: **NA**
-  Payment history: **NA**
-  Fully compliant tenancy: **NA**  
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.



Strathfillan Road, Edinburgh, EH9

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**