

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Waverley Drive, Glenrothes,  
KY6 2LY

212188272

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





## Property Description

Our latest listing is in Waverley Drive, Glenrothes, KY6 2LY

Get instant cash flow of **£825** per calendar month with a **10.2%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.3%** 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...



Waverley Drive,  
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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Spacious Room**

**Well Maintained Property**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £825**

**Market Rent: £750**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £97,000 and borrowing of £72,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 97,000.00

25% Deposit	£24,250.00
SDLT Charge	£2,910
Legal Fees	£1,000.00
Total Investment	£28,160.00

# Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 750



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	£825	£750
Mortgage Payments on £72,750.00 @ 5%	<b>£303.13</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>TBC</b>	
Ground Rent	<b>FREEHOLD</b>	
Letting Fees	<b>£82.50</b>	<b>£75.00</b>
<b>Total Monthly Costs</b>	<b>£400.63</b>	<b>£393.13</b>
<b>Monthly Net Income</b>	<b>£424.38</b>	<b>£356.88</b>
<b>Annual Net Income</b>	<b>£5,092.50</b>	<b>£4,282.50</b>
<b>Net Return</b>	<b>18.08%</b>	<b>15.21%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,782.50**  
Adjusted To

Net Return                      **9.88%**

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

Annual Net Income      **£2,827.50**  
Adjusted To

Net Return                      **10.04%**

# 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 £117,500.



£117,500

3 bedroom terraced house for sale

+ Add to report

Alves Drive, Glenrothes, KY6

NO LONGER ADVERTISED SOLD STC

Marketed from 25 May 2023 to 7 Jul 2023 (43 days) by YOUR MOVE, Glenrothes

Outstanding fully modernised house in a quiet location | Stunning fitted kitchen & bathroom | Gen...



£115,000

3 bedroom terraced house for sale

+ Add to report

Waverley Drive, Glenrothes, Fife, KY6

NO LONGER ADVERTISED SOLD STC



Marketed from 21 Mar 2023 to 23 Aug 2023 (155 days) by Slater Hogg & Howison, Glenrothes

\*\* Home Report Valuation - £115,000 \*\* This beautifully presented terraced villa is located withi...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.

	<h3>3 bedroom terraced house</h3> <p>Carleton Avenue, Glenrothes, KY7</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 28 Oct 2024 to 31 Oct 2024 (2 days) by OpenRent, London</p>	<a href="#">+ Add to report</a>
	<h3>3 bedroom end of terrace house</h3> <p>Colliston Avenue, Glenrothes, KY7</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 31 May 2024 to 1 Jun 2024 by OpenRent, London</p>	<a href="#">+ Add to report</a>






£995 pcm

£895 pcm

# 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: **Moved in within the last 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.



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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.



**LETPROPERTY**