

LET PROPERTY PACK

INVESTMENT INFORMATION

Craigswood, Livingston,
EH54 5ER

212592713

 www.letproperty.co.uk





Property Description

Our latest listing is in Craigswood, Livingston, EH54 5ER

Get instant cash flow of **£700** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£946** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

The property has long term tenants currently situated, and located within a prime rental location in Livingston. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Craigswood, Livingston,
EH54 5ER

212592713



Property Key Features

2 Bedrooms

1 Bathrooms

Good

Easy access to local amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £946

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 145,000.00

25% Deposit	£36,250.00
Stamp Duty ADS @ 6%	£8,700.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£45,950.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 946



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	£700	£946
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£70.00	£94.60
Total Monthly Costs	£538.13	£562.73
Monthly Net Income	£161.88	£383.28
Annual Net Income	£1,942.50	£4,599.30
Net Return	4.23%	10.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,707.30**
Adjusted To

Net Return **5.89%**

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


Annual Net Income **£2,424.30**
Adjusted To

Net Return **5.28%**

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 £155,000.



2 bedroom terraced house for sale [+ Add to report](#)


Calder House Road, Mid Calder, EH53

NO LONGER ADVERTISED **SOLD STC**

Marketed from 3 Apr 2024 to 21 Jun 2024 (78 days) by Bridges Properties, Whitburn

Mid Terrace | Open Lounge/ Dining Room | South West Facing Rear Garden | Sought After Cul-De-

£155,000



2 bedroom terraced house for sale [+ Add to report](#)

Oldwood Place, Livingston, EH54

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 25 Sep 2024 by KnightBain Estate Agents, Broxburn

£150,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 based on the analysis carried out by our letting team at **Let Property Management**.



£1,195 pcm

2 bedroom end of terrace house

+ Add to report

Waverley Crescent, Livingston, EH54

NO LONGER ADVERTISED

Marketed from 24 Apr 2024 to 2 May 2024 (8 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2056510



£1,050 pcm

2 bedroom end of terrace house

+ Add to report

Jones Green, Livingston

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Sep 2024 to 1 Nov 2024 (36 days) by Martin & Co, Bathgate

LARN200102 | L/L Reg: 532542/400/21102 | 2 Double Bedrooms | Allocated Parking | Private

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.



www.letproperty.co.uk

Craigswood, Livingston, EH54 5ER

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.



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