

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Craigswood, Livingston,  
EH54

212461090

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





## Property Description

Our latest listing is in Craigswood, Livingston, EH54

Get instant cash flow of **£525** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£911** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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...**



Craigswood, Livingston,  
EH54

212461090



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Parking Space Available**

**Factor Fees: Freehold**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £525**

**Market Rent: £911**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 125,000.00

25% Deposit	<b>£31,250.00</b>
Stamp Duty ADS @ 6%	<b>£7,500.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£39,750.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 911

Returns Based on Rental Income	£525	£911
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£52.50	£91.10
<b>Total Monthly Costs</b>	<b>£458.13</b>	<b>£496.73</b>
<b>Monthly Net Income</b>	<b>£66.88</b>	<b>£414.28</b>
<b>Annual Net Income</b>	<b>£802.50</b>	<b>£4,971.30</b>
<b>Net Return</b>	<b>2.02%</b>	<b>12.51%</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      **£3,149.30**  
Adjusted To

Net Return                      **7.92%**

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

Annual Net Income      **£3,096.30**  
Adjusted To

Net Return                      **7.79%**

# 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 £158,000.



£158,000

## 3 bedroom terraced house for sale

+ Add to report

Craigswood, Livingston

NO LONGER ADVERTISED **SOLD STC**

Marketed from 26 Jul 2022 to 7 Oct 2022 (72 days) by Property Connections, Bathgate



£140,000

## 2 bedroom terraced house for sale

+ Add to report

Craigswood, Livingston, West Lothian, EH54

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 21 Jun 2022 to 9 Aug 2022 (48 days) by KW Law, Livingston

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 2 bedroom semi-detached house

+ Add to report

Braeside Park, Mid Calder, West Lothian, EH53

NO LONGER ADVERTISED

Marketed from 19 Jul 2024 to 26 Jul 2024 (6 days) by Saltouns Limited, Penicuik



£950 pcm

## 2 bedroom house

+ Add to report

Pentland Park, Livingston, West Lothian, EH54

NO LONGER ADVERTISED






LET AGREED

Marketed from 8 Dec 2023 to 3 Jan 2024 (25 days) by YOUR MOVE, Falkirk

# 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**
-  Current term of tenancy: **5 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**  
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.



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

Craigswood, Livingston, EH54

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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