

LET PROPERTY PACK

INVESTMENT INFORMATION

Ferguson Place,
Glenrothes, KY6 1AN

212096515

 www.letproperty.co.uk





Property Description

Our latest listing is in Ferguson Place, Glenrothes, Fife, KY6 1AN

Get instant cash flow of **£750** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Ferguson Place,
Glenrothes, KY6 1AN

212096515



Property Key Features

3 bedrooms

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 140,000.00

25% Deposit	£35,000.00
Stamp Duty ADS @ 6%	£8,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£44,400.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,000



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	£750	£1,000
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£75.00	£100.00
Total Monthly Costs	£527.50	£552.50
Monthly Net Income	£222.50	£447.50
Annual Net Income	£2,670.00	£5,370.00
Net Return	6.01%	12.09%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,370.00**
Adjusted To

Net Return **7.59%**

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


Annual Net Income **£3,270.00**
Adjusted To

Net Return **7.36%**

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 £159,000.



3 bedroom end of terrace house for sale [+ Add to report](#)


Cameron Crescent, Glenrothes, KY6

NO LONGER ADVERTISED **SOLD STC**

Marketed from 14 Dec 2023 to 21 Mar 2024 (97 days) by Delmor, Leven

Spacious Three Bed END TERRACED VILLA | Roof and facia's recently replaced | Generous sized Loung...

£159,000



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

Carleton Crescent, Glenrothes

CURRENTLY ADVERTISED

Marketed from 12 Dec 2024 by First for Homes, Glenrothes



Beautifully Presented 3 Bedroom Terraced Villa | Situated In The Sought-After Area Of Woodside, G...

£152,995

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,200 pcm</p>	<p>3 bedroom end of terrace house + Add to report</p> <p>Hill Street, Ladybank, Cupar, KY15</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 25 Jun 2024 to 25 Jul 2024 (29 days) by YOUR MOVE, Glenrothes</p> <hr/> <p>LRN 1690093/250/21112. Energy Rating D Council Tax Band E 3 Bed Cottage Popular location ...</p>
 <p>£1,100 pcm</p>	<p>3 bedroom end of terrace house + Add to report</p> <p>Back Dykes Terrace, Falkland</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 11 Nov 2024 by Rollos, St Andrews</p> <hr/> <p>Semi-Detached House Lounge with wood burning stove Fitted kitchen with dining area Two Doub...</p>

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: **3 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

Ferguson Place, Glenrothes, KY6 1AN

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