

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Scarlett Park,  
Musselburgh, EH21

213201425

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





## Property Description

Our latest listing is in Scarlett Park, Musselburgh, EH21

Get instant cash flow of **£1,050** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

**With a location that would be perfect for families looking to rent, this property will be prove to reliable rental investment over the long term.**

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



Scarlett Park,  
Musselburgh, EH21

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## Property Key Features

**3 Bedroom**

**3 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £1,050**

**Market Rent: £1,100**



# Lounge





# Kitchen

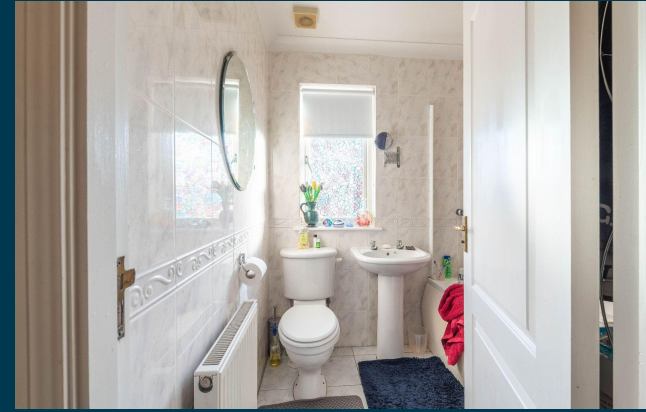




# Bedrooms



# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 190,000.00

25% Deposit	£47,500.00
Stamp Duty ADS @ 6%	£11,400.00
LBTT Charge	£900
Legal Fees	£1,000.00
Total Investment	£60,800.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,050 per calendar month but the potential market rent is

£ 1,100

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	£1,050	£1,100
Mortgage Payments on £142,500.00 @ 5%	<b>£593.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>TBC</b>	
Letting Fees	<b>£105.00</b>	<b>£110.00</b>
<b>Total Monthly Costs</b>	<b>£713.75</b>	<b>£718.75</b>
<b>Monthly Net Income</b>	<b>£336.25</b>	<b>£381.25</b>
<b>Annual Net Income</b>	<b>£4,035.00</b>	<b>£4,575.00</b>
<b>Net Return</b>	<b>6.64%</b>	<b>7.52%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,375.00**  
Adjusted To

Net Return                      **3.91%**

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


Annual Net Income      **£1,725.00**  
Adjusted To

Net Return                      **2.84%**

# 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 £200,000.00.



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


7 Gait Drive, Musselburgh, East Lothian, EH21 8DH

**NO LONGER ADVERTISED** **UNDER OFFER**

Marketed from 28 Aug 2023 to 19 Mar 2024 (204 days) by Warners Solicitors, Edinburgh

Three-bedroom end of terrace villa, offering spacious and flexible family accommodation | Sun roo...

**£200,000**




[View floor plan](#)

**Sold price history:** [View](#)

11/03/2024	£225,765
17/11/2016	£157,500
23/02/2005	£115,000

**EPC:** [View](#)

(Approx.) Sqft: **1,055 sq ft** Price (£) per sqft: **£189.60**



**3 bedroom semi-detached house for sale** [+ Add to report](#)

2 Gait Avenue, Musselburgh, EH21 8HB

**NO LONGER ADVERTISED** **UNDER OFFER**

Marketed from 17 Jul 2023 to 10 Nov 2023 (116 days) by A Annan Solicitors & Estate Agents, Edinburgh



Immaculately Presented | Neutrally Decorated | Driveway | 3 bedrooms | Unrestricted on street par...

**£200,000**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100.00 based on the analysis carried out by our letting team at **Let Property Management**.






 <p><b>£1,100 pcm</b></p>	<p><b>3 bedroom flat</b></p> <p>Moir Avenue, Musselburgh, East Lothian, EH21</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 21 Aug 2024 to 22 Aug 2024 (1 days) by Littlejohns Ltd, Edinburgh</p> <p>Lounge   Kitchen   Three Bedrooms   Bathroom with Shower   Shared Garden</p>	<p>+ Add to report</p>
 <p><b>£980 pcm</b></p>	<p><b>3 bedroom semi-detached house</b></p> <p>JULIAN LANE, WALLYFORD, EH21 8TW</p> <p><b>CURRENTLY ADVERTISED</b></p> <p>Marketed from 12 Nov 2024 by Lowther Homes, Scotland</p> <p>3, Wallyford</p>	<p>+ Add to report</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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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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PROPERTY ID: 213201425

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**