

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Peasehill Fauld,  
Dunfermline, KY11

214109812

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





## Property Description

Our latest listing is in Peasehill Fauld, Dunfermline, KY11

Get instant cash flow of **£615** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **6.5%** 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...**



Peasehill Fauld,  
Dunfermline, KY11

214109812



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £615**

**Market Rent: £700**



# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£43,900.00

# Projected Investment Return



The monthly rent of this property is currently set at £615 per calendar month but the potential market rent is

£ 700

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	£615	£700
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£61.50	£70.00
Total Monthly Costs	£482.75	£491.25
Monthly Net Income	£132.25	£208.75
Annual Net Income	£1,587.00	£2,505.00
Net Return	3.62%	5.71%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,105.00**  
Adjusted To

Net Return                      **2.52%**

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

Annual Net Income      **£555.00**  
Adjusted To


Net Return                      **1.26%**



# 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 £150,000.00.



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


22 Crossroads Place, Rosyth, KY11 2LS

**NO LONGER ADVERTISED** **SOLD STC**


Marketed from 22 May 2024 to 22 May 2024 by Morgans, Dunfermline


**£150,000**

Entrance Vestibule | Lounge | Dining Kitchen | Two Double Bedrooms | Floored Attic | Four Piece B...


 Sold price history: [View](#)

03/06/2024 **£155,695**

 EPC: [View](#)

 [View floor plan](#)

(Approx.) Sqft: **753 sq ft** Price (€) per sqft: **£206.64**



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

Newton Crescent, Rosyth, KY11

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 2 Jul 2024 to 1 Oct 2024 (90 days) by remax property marketing, Dunfermline


**£149,950**

Two Bedroom End Terraced Home in the popular town of Rosyth!

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700.00 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

### 2 bedroom flat

43 Primrose Court, Rosyth, KY11 2TE

**NO LONGER ADVERTISED**

Marketed from 7 Aug 2024 to 7 Aug 2024 by Morgans, Dunfermline


Unfurnished | Lounge | Kitchen | 2 Dbl Bedrooms | Bathroom | Garden | Parking | EPC D | No pets/s...

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

07/03/2016	£72,000
04/11/2008	£63,000
23/01/2003	£44,500

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

(Approx.) Sqft: **721 sq ft** Price (€) per sqft: **€0.97**



£695 pcm

### 2 bedroom flat

32c Caledonia Court, Rosyth, KY11 2ZJ

**NO LONGER ADVERTISED**

Marketed from 5 Feb 2024 to 5 Feb 2024 by Morgans, Dunfermline

Part furnished | Lounge | Dining kitchen | Mst en-suite | Double bedroom | Secured entry | Reside...

# 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.





Peasehill Fauld, Dunfermline, KY11

PROPERTY ID: 214109812

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**