



LET PROPERTY

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Loaning Road, Edinburgh,  
EH7

219323321

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



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## Property Description

Our latest listing is in Loaning Road, Edinburgh, EH7

Get instant cash flow of **£900** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

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



Loaning Road,  
Edinburgh, EH7

219323321



## Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £150.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £900

Market Rent: £1,150

# Lounge



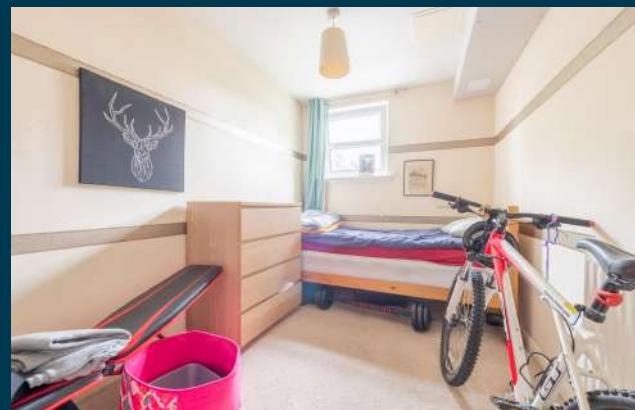
# Kitchen



# Bathroom



# Bedrooms



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 170,000.00

25% Deposit £42,500.00

Stamp Duty ADS @ 8% £13,600.00

LBTT Charge £500

Legal Fees £1,000.00

Total Investment £57,600.00

# Projected Investment Return



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.



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£900	£1,150
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	Freehold	
Letting Fees	£90.00	£115.00
Total Monthly Costs	£786.25	£811.25
Monthly Net Income	£113.75	£338.75
Annual Net Income	£1,365.00	£4,065.00
Net Return	2.37%	7.06%

# Return Stress Test Analysis Report



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

Annual Net Income **£1,765.00**  
Adjusted To

Net Return **3.06%**

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

Annual Net Income **£1,515.00**  
Adjusted To

Net Return **2.63%**

# 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 £180,000.



**£180,000**

## 2 bedroom flat for sale

**+ Add to report**

5B (flat 17), Loaning Road, Restalrig, Edinburgh, EH7 6JE

**NO LONGER ADVERTISED**

**UNDER OFFER**

Marketed from 10 Feb 2025 to 8 May 2025 (87 days) by Connor Malcolm, Edinburgh



**£160,000**

## 2 bedroom flat for sale

**+ Add to report**

3C/5 Loaning Road, Edinburgh, EH7 6JE

**NO LONGER ADVERTISED**

Marketed from 5 Aug 2021 to 5 May 2022 (272 days) by McEwan Fraser Legal, Edinburgh

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,160 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,160 pcm**

**2 bedroom property**

**+ Add to report**

Loaning Road, Edinburgh, EH7

**NO LONGER ADVERTISED**

**LET AGREED**

Marketed from 8 Jun 2023 to 7 Jul 2023 (29 days) by DJ Alexander, Edinburgh



**£850 pcm**

**2 bedroom apartment**

**+ Add to report**

Loaning Road, Edinburgh EH7

**NO LONGER ADVERTISED**

Marketed from 6 Aug 2021 to 6 Aug 2021 by apropos, Edinburgh

# 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: **2 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.



Loaning Road, Edinburgh, EH7

PROPERTY ID: 219323321

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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