

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Leven Walk, Livingston,  
EH54

219912846

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





## Property Description

Our latest listing is in Leven Walk, Livingston, EH54

Get instant cash flow of **£500** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£695** which would provide the investor a Gross Yield of **12.8%** 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...**



Leven Walk, Livingston,  
EH54

219912846



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Good Condition**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £500**

**Market Rent: £695**



# Lounge



# Kitchen

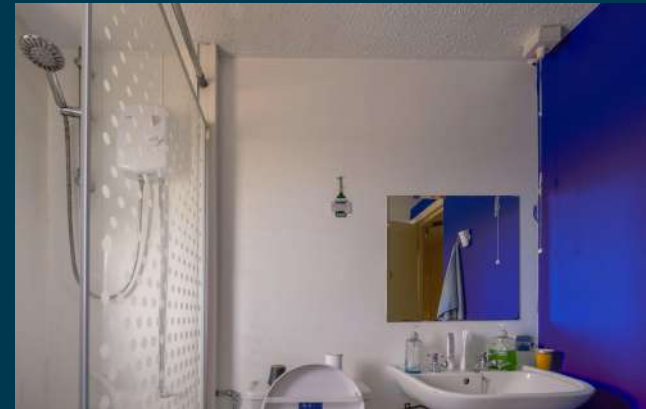




# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 8%	£5,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,450.00

# 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 £500 per calendar month but the potential market rent is

£ 695

Returns Based on Rental Income	£500	£695
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£50.00	£69.50
Total Monthly Costs	£268.13	£287.63
Monthly Net Income	£231.88	£407.38
Annual Net Income	£2,782.50	£4,888.50
Net Return	12.39%	21.78%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,498.50**  
Adjusted To

Net Return                      **15.58%**

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

Annual Net Income      **£3,913.50**  
Adjusted To

Net Return                      **17.43%**



# 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 £70,000.



£70,000

## 2 bedroom flat for sale

+ Add to report

Leven Walk, Livingston, EH54 5AN

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Nov 2023 to 2 Feb 2024 (85 days) by Remax Property, West Lothian



£50,000

## 1 bedroom flat for sale

+ Add to report

96c Leven Walk, Craigshill, Livingston EH54 5AN

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Oct 2023 to 23 Feb 2024 (129 days) by Remax Property, West Lothian

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom flat

+ Add to report

Leven Walk, Livingston, EH54

NO LONGER ADVERTISED

Marketed from 12 Jan 2024 to 19 Jan 2024 (6 days) by OpenRent, London



£625 pcm

2 bedroom flat

+ Add to report

Leven Walk, Livingston, West Lothian, EH54

NO LONGER ADVERTISED

Marketed from 2 Oct 2018 to 30 Mar 2023 (1639 days) by Almond Sales & Lettings, Bathgate

# 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.





Leven Walk, Livingston, EH54

PROPERTY ID: 219912846

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**