

LET PROPERTY PACK

INVESTMENT INFORMATION

Rannoch Grove,
Edinburgh, EH4

188036617

 www.letproperty.co.uk





Property Description

Our latest listing is in Rannoch Grove, Edinburgh, EH4

Get instant cash flow of **£714** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£1,418** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

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



Rannoch Grove,
Edinburgh, EH4

188036617



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £714

Market Rent: £1,418

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
Stamp Duty ADS @ 8%	£12,000.00
LBTT Charge	£100
Legal Fees	£1,000.00
Total Investment	£50,600.00

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 £714 per calendar month but the potential market rent is

£ 1,418

Returns Based on Rental Income	£714	£1,418
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£71.40	£141.80
Total Monthly Costs	£555.15	£625.55
Monthly Net Income	£158.85	£792.45
Annual Net Income	£1,906.20	£9,509.40
Net Return	3.77%	18.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,673.40**
Adjusted To

Net Return **13.19%**

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

Annual Net Income **£7,259.40**
Adjusted To

Net Return **14.35%**

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 £175,000.



£175,000

A photograph of a three-story brick apartment building with a white door and windows. The building is set against a clear blue sky. Below the photo is a white box containing the price '£175,000'.

2 bedroom flat for sale

+ Add to report

1/5 Rannoch Grove, Corstorphine, Edinburgh, EH4

CURRENTLY ADVERTISED SOLD STC

Marketed from 9 Jan 2026 by DJ Alexander, Edinburgh



£170,000

A photograph of a three-story brick apartment building with a white door and windows. The building is set against a clear blue sky. Below the photo is a white box containing the price '£170,000'.

2 bedroom ground floor flat for sale

+ Add to report

1/1 Rannoch Grove, Edinburgh, EH4 7EH

NO LONGER ADVERTISED UNDER OFFER

Marketed from 19 Jul 2024 to 13 Sep 2024 (56 days) by Neilsons Solicitors and Estate Agents, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

2 bedroom flat

+ Add to report

Station Road, Corstorphine, Edinburgh, EH12

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2025 to 21 Jul 2025 (27 days) by Dunpark, Edinburgh



£1,400 pcm

2 bedroom apartment

+ Add to report

Greenwood Close, Edinburgh, Midlothian

NO LONGER ADVERTISED

Marketed from 12 Aug 2024 to 30 Aug 2024 (18 days) by Rettie, 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: **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.



Rannoch Grove, Edinburgh, EH4

PROPERTY ID: 188036617

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