

# LET PROPERTY PACK

## INVESTMENT INFORMATION

EDINBURGH ROAD,  
PERTH, PH2

224216379

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





## Property Description

Our latest listing is in EDINBURGH ROAD, PERTH, PH2

Get instant cash flow of **£750** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



EDINBURGH ROAD,  
PERTH, PH2

224216379



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Easy Access to Local Amenities**

**Good condition**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £750**

**Market Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
Stamp Duty ADS @ 8%	£9,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£40,600.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is



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	£750	£1,000
Mortgage Payments on £90,000.00 @ 5%	<b>£375.00</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>TBC</b>	
Ground Rent	<b>FREEHOLD</b>	
Letting Fees	<b>£75.00</b>	<b>£100.00</b>
<b>Total Monthly Costs</b>	<b>£465.00</b>	<b>£490.00</b>
<b>Monthly Net Income</b>	<b>£285.00</b>	<b>£510.00</b>
<b>Annual Net Income</b>	<b>£3,420.00</b>	<b>£6,120.00</b>
<b>Net Return</b>	<b>8.42%</b>	<b>15.07%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,120.00**  
Adjusted To

Net Return                      **10.15%**

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

Annual Net Income      **£4,320.00**  
Adjusted To

Net Return                      **10.64%**

# 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 £132,950.



## 2 bedroom house for sale

Drummond Crescent, Perth

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 Dec 2025 by Simple Approach Estate Agents, Perth

£132,950



## 2 bedroom flat for sale

Glengarry Road, Perth

CURRENTLY ADVERTISED

SOLD STC

Marketed from 24 Nov 2025 by Simple Approach Estate Agents, Perth

£117,950

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat



South Inch Court, Perth

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Nov 2025 to 12 Jan 2026 (68 days) by Premier Properties Perth, Perth



£800 pcm

2 bedroom flat



Queens Court, Perth

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Jan 2026 to 2 Feb 2026 (28 days) by Premier Properties Perth, Perth

# 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.



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EDINBURGH ROAD, PERTH, PH2

PROPERTY ID: 224216379

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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