

LET PROPERTY PACK

INVESTMENT INFORMATION

Niddrie Marischal Place,
Edinburgh, EH16 4LR

212233127

 www.letproperty.co.uk





Property Description

Our latest listing is in Niddrie Marischal Place, Edinburgh, EH16 4LR

Get instant cash flow of **£830** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Niddrie Marischal Place,
Edinburgh, EH16 4LR

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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £830

Market Rent: £1,150

Lounge



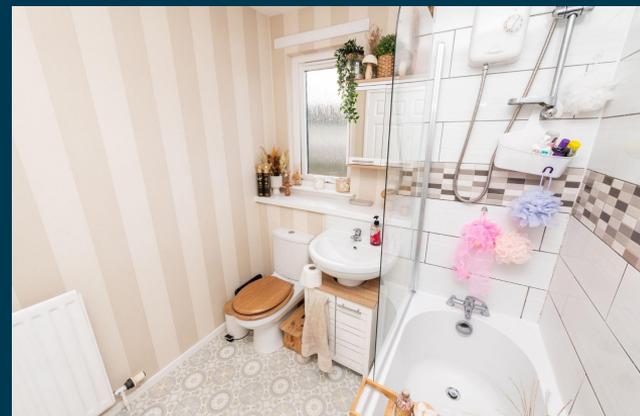
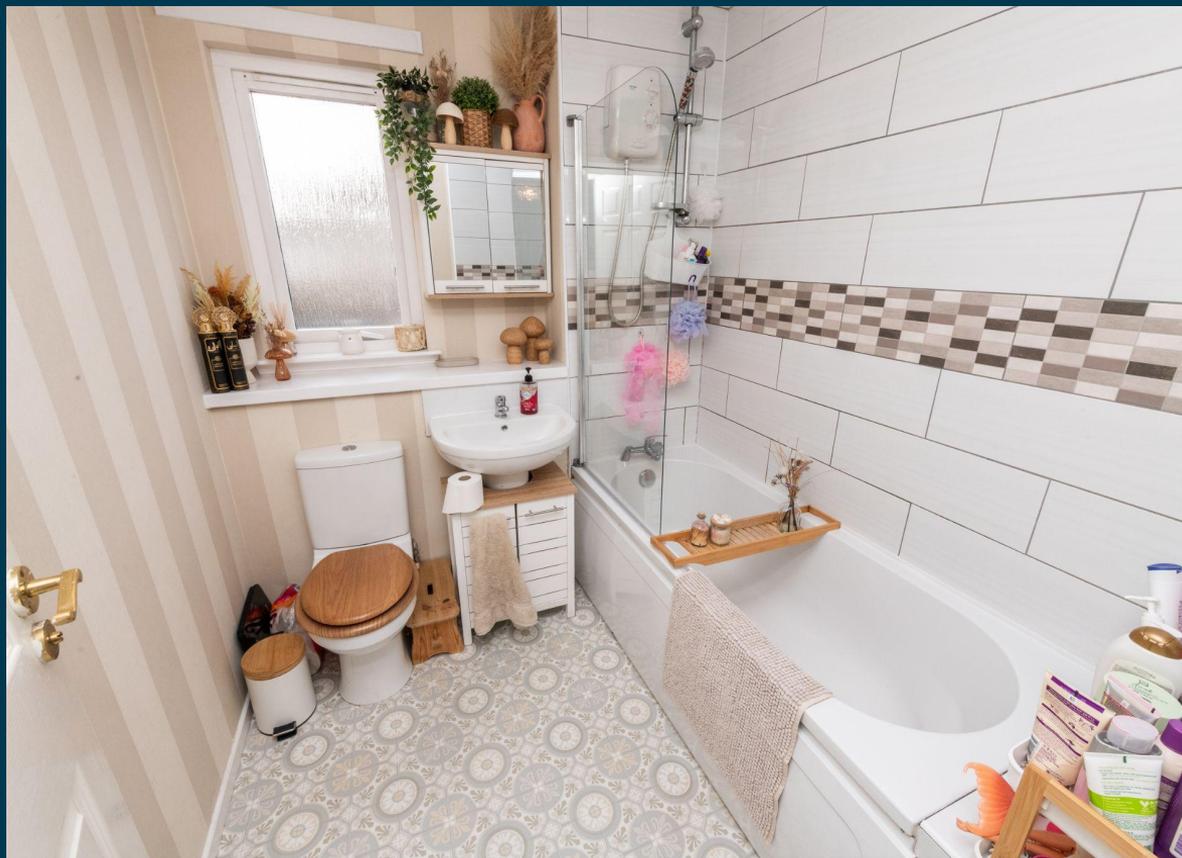
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £185,000.00 and borrowing of £138,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 185,000.00

25% Deposit	£46,250.00
Stamp Duty ADS @ 8%	£14,800.00
LBTT Charge	£800
Legal Fees	£1,000.00
Total Investment	£62,850.00

Projected Investment Return



The monthly rent of this property is currently set at £830 per calendar month but the potential market rent is

£ 1,150



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	£830	£1,150
Mortgage Payments on £138,750.00 @ 5%	£578.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£83.00	£115.00
Total Monthly Costs	£676.13	£708.13
Monthly Net Income	£153.88	£441.88
Annual Net Income	£1,846.50	£5,302.50
Net Return	2.94%	8.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,002.50**
Adjusted To

Net Return **4.78%**

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

Annual Net Income **£2,527.50**
Adjusted To

Net Return **4.02%**

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 £200,000.



£200.000

2 bedroom terraced house for sale

[+ Add to report](#)

7 Campion Road, Craigmillar, Edinburgh, EH16 4FA

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 May 2025 to 24 Sep 2025 (137 days) by Warners Solicitors, Edinburgh



£185,000

2 bedroom end of terrace house for sale

[+ Add to report](#)

34a Niddrie Marischal Road, Niddrie, Edinburgh, EH16 4LF

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Aug 2025 to 14 Nov 2025 (92 days) by Ralph Sayer, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom house

+ Add to report

Lurie Place, Niddrie, Edinburgh, EH16

NO LONGER ADVERTISED

Marketed from 12 Feb 2026 to 17 Feb 2026 (5 days) by Umega Lettings, Edinburgh



£1,195 pcm

2 bedroom terraced house

+ Add to report

NIDDRIE MARISCHAL PLACE, Edinburgh, EH16

NO LONGER ADVERTISED LET AGREED

Marketed from 5 Nov 2025 to 13 Jan 2026 (69 days) by DJ Alexander, 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

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.



 www.letproperty.co.uk

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4LR

PROPERTY ID: 212233127

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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