

LET PROPERTY PACK

INVESTMENT INFORMATION

Kirkland Villas, Leven, KY8

224588476

 www.letproperty.co.uk





Property Description

Our latest listing is in Kirkland Villas, Leven, KY8

Get instant cash flow of **£550** per calendar month with a **11.4%** Gross Yield for investors.

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...



Kirkland Villas, Leven, KY8

224588476



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £58,000.00 and borrowing of £43,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 58,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £14,500.00 |
| Stamp Duty ADS @ 8% | £4,640.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £20,140.00 |

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month.



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 | £550 |
| Mortgage Payments on £43,500.00 @ 5% | £181.25 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | Freehold |
| Letting Fees | £55.00 |
| Total Monthly Costs | £251.25 |
| Monthly Net Income | £298.75 |
| Annual Net Income | £3,585.00 |
| Net Return | 17.80% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,485.00**
Adjusted To

Net Return **12.34%**

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

Annual Net Income **£2,715.00**
Adjusted To

Net Return **13.48%**

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 £83,000.



£83,000

3 bedroom flat for sale

+ Add to n

Methil Brae, Methil, Leven, KY8

NO LONGER ADVERTISED

Marketed from 19 Jun 2023 to 25 Oct 2023 (127 days) by Delmor, Leven



£70,000

3 bedroom flat for sale

+ Add to rep

Methil Brae, Methil, KY8

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Jun 2021 to 27 Jul 2021 (44 days) by Purplebricks, covering Kirkcaldy

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £760 based on the analysis carried out by our letting team at **Let Property Management**.



£760 pcm

3 bedroom flat

Kirkland Walk, Methil, Fife, KY8

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Mar 2025 to 14 Jul 2025 (115 days) by Gilson Gray LLP, Dundee

+ Add to report



£600 pcm

3 bedroom ground floor flat

Morar Street, Methil, Fife, KY8

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Mar 2021 to 25 Aug 2025 (1607 days) by Fife Properties, Leven

+ Add to report

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: **5 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.



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Kirkland Villas, Leven, KY8

PROPERTY ID: 224588476

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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