

# LET PROPERTY PACK

## INVESTMENT INFORMATION

High Street, Burntisland,  
KY3

225003009

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





## Property Description

Our latest listing is in High Street, Burntisland, KY3

Get instant cash flow of **£480** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **11.1%** 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...



High Street, Burntisland,  
KY3

225003009



## Property Key Features

1 bedroom

1 bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £480

Market Rent: £700

# Lounge



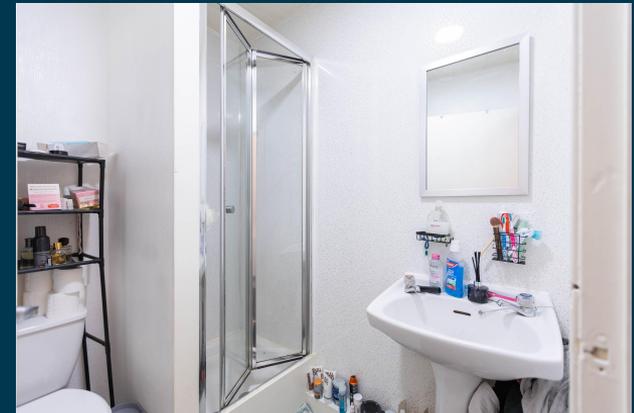
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £76,000.00 and borrowing of £57,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 76,000.00

25% Deposit	£19,000.00
Stamp Duty ADS @ 8%	£6,080.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£26,080.00

# Projected Investment Return



The monthly rent of this property is currently set at £480 per calendar month but the potential market rent is

£ 700



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	£480	£700
Mortgage Payments on £57,000.00 @ 5%	£237.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£48.00	£70.00
<b>Total Monthly Costs</b>	<b>£300.50</b>	<b>£322.50</b>
<b>Monthly Net Income</b>	<b>£179.50</b>	<b>£377.50</b>
<b>Annual Net Income</b>	<b>£2,154.00</b>	<b>£4,530.00</b>
<b>Net Return</b>	<b>8.26%</b>	<b>17.37%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,130.00**  
Adjusted To

Net Return                      **12.00%**

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

Annual Net Income      **£3,390.00**  
Adjusted To

Net Return                      **13.00%**

# 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 £90,000.



## 1 bedroom apartment for sale

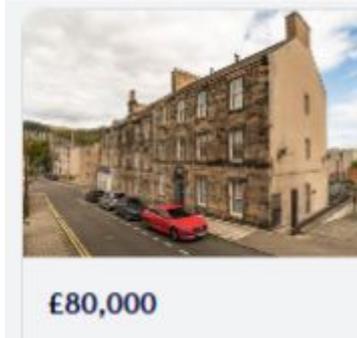
+ Add to req

Links Place, Burntisland

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 1 Aug 2025 to 12 Sep 2025 (42 days) by Regents Estates & Mortgages, Dalgety Bay



## 1 bedroom flat for sale

+ Add to req

25 Kirkgate, Burntisland, KY3 9DL

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 7 Sep 2025 to 16 Oct 2025 (38 days) by Neilsons Solicitors and Estate Agents, Edinbu

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

## 1 bedroom flat

Somerville Street, Burntisland, KY3

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Jan 2026 to 12 Feb 2026 (29 days) by Belvoir, Kirkcaldy



£625 pcm

## 1 bedroom flat

High Street, Kinghorn, KY3

CURRENTLY ADVERTISED

Marketed from 5 Mar 2026 by Belvoir, Kirkcaldy

# 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: **1 year+**
-  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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High Street, Burntisland, KY3

PROPERTY ID: 225003009

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**