

LET PROPERTY PACK

INVESTMENT INFORMATION

Grahams Road, Falkirk, FK2

224561466

 www.letproperty.co.uk





Property Description

Our latest listing is in Grahams Road, Falkirk, FK2

Get instant cash flow of **£625** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£686** which would provide the investor a Gross Yield of **10.3%** 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...



Grahams Road, Falkirk,
FK2

224561466



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: £625

Market Rent: £686

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 8%	£6,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,400.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 686

Returns Based on Rental Income	£625	£686
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£62.50	£68.60
Total Monthly Costs	£327.50	£333.60
Monthly Net Income	£297.50	£352.40
Annual Net Income	£3,570.00	£4,228.80
Net Return	13.03%	15.43%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,856.80**
Adjusted To

Net Return **10.43%**

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

Annual Net Income **£3,028.80**
Adjusted To

Net Return **11.05%**

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 £85,000.



£85,000

1 bedroom flat for sale

Grahams Road, Falkirk, Stirlingshire, FK2

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Sep 2022 to 23 Oct 2023 (389 days) by YOUR MOVE, Falkirk



£75,000

1 bedroom apartment for sale

Grahams Road, Falkirk, FK2

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Aug 2021 to 31 Aug 2021 (13 days) by Keller Williams Scotland, Scotland

+ Add

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

1 bedroom ground floor flat

166 Thornhill Road, Falkirk,

CURRENTLY ADVERTISED

LET AGREED

Marketed from 23 Jan 2026 by O'Neill, Glasgow



£795 pcm

1 bedroom flat

Kerse Place, Falkirk, Stirlingshire, FK1

CURRENTLY ADVERTISED

LET AGREED

Marketed from 20 Feb 2026 by YOUR MOVE, Falkirk

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: **8 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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PROPERTY ID: 224561466

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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