



Private & Student Rentals
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25 Almondhill Road, Edinburgh, EH29 9BN



NSW Properties is pleased to offer an attractive investment property for sale. The property is a 2 bedroom semi detached property in Kirkliston, Edinburgh, EH29 9BN.

Property

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The property briefly comprises: to the ground floor: front porch, lounge, kitchen/dining room. To the first floor there are 2 bedrooms and a family bathroom.

There is a paved driveway to the front of the property with parking for two cars. Purchase price is **£140,000.00**

We pay 25% deposit. Therefore loan amount and amount you purchase for will be just **£105,000.00**

Mortgage

- with Birmingham Midshires - £437.50 per month (75% LTV 5.00 % interest only)

Rental Value

This property will have a tenant already renting the property at £595pcm upon completion.

Comparable Sales

This property has had a market appraisal carried out by a RICS surveyor who has valued the property at £140,000.00.

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Mob: 07545 563662

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There is another property for sale on Almondhill Road at this current time although not to the same specification as the property being offered. This is a 3 bedroom semi detached property on the market with Custom House Property for £175,000.00. There is a 2 bedroom semi detached bungalow on the market on Dudgeon Place which is just off Almondhill Road at a price of £138,000.00 with Warners.

The most recent sales on Almondhill Road itself were: Number 17 sold for £177,017.00 February 2009. Number 30 sold for £175,000.00 in November 2007 and Number 33 sold for £156,000.00 in November 2007. It should be noted that no indication is given with these prices as to how many bedrooms these properties have so therefore these figures should only be used as rough guidance.

We can offer 25% discount but the investor will have to pay **£2,500.00** per property towards all costs, solicitors, brokers and valuation fee. **This is the only money that you will pay out on the deal.**

One benefit to this type of deal is that there are enormous tax savings on the property. Because the purchase is put through with the Land Registry at the purchase price of £140,000.00 you are actually only paying £105,000.00 (your mortgage). Therefore if you decided to sell the property for £140,000.00 in say 6-12 months there will be no tax to pay on the £35,000.00 profit that you have made.

Letting Information

A lot of people who will invest in these properties will not have the experience, or even time to manage the property on their own. This is where NSW Properties & Penny Lane Homes of Glasgow can be of assistance.

Penny Lane can offer a full management service on any property purchased. On a managed property their fee would 10% management fee for any rent collected (i.e. £59.50 per month). All money collected would be forwarded to you the next day along with an accompanying rent statement of account.

Therefore if a rental of £595.00 a month was achieved on the above property the client would receive £535.50 per month and with a mortgage from Birmingham Midshires of £437.50 per month this would mean that the investor would clear £98.00 per month plus see instant capital appreciation of 25% on the property when purchased and obviously any increase in capital appreciation going forward.

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