

LET PROPERTY PACK

INVESTMENT INFORMATION

Sluie Drive Dyce,
Aberdeen, AB21

195144577

 www.letproperty.co.uk





Property Description

Our latest listing is in Sluie Drive Dyce, Aberdeen, AB21

Get instant cash flow of **£600** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

As the property is found within a family friendly neighbourhood located just outside the Kilmarnock town centre, it would be an ideal investment for the investor that wants to rent to a family over the long term.

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



Sluie Drive Dyce,
Aberdeen, AB21

195144577



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,700.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£600	£900
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£90.00
Total Monthly Costs	£356.25	£386.25
Monthly Net Income	£243.75	£513.75
Annual Net Income	£2,925.00	£6,165.00
Net Return	9.53%	20.08%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,365.00**
Adjusted To

Net Return **14.22%**

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

Annual Net Income **£4,815.00**
Adjusted To

Net Return **15.68%**

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 £130,000.



£130,000

3 bedroom semi-detached house for sale

Louden Place Dyce, Aberdeen, AB21

CURRENTLY ADVERTISED

Marketed from 14 Feb 2025 by House Sales Direct, Cheadle

[+ Add to report](#)



£75,000

3 bedroom apartment for sale

Glentanar Crescent, Dyce, Aberdeen

CURRENTLY ADVERTISED

Marketed from 21 Feb 2025 by Martin & Co, Aberdeen

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom semi-detached house

Belmuir Gardens, Dyce

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jan 2025 to 10 Feb 2025 (32 days) by Martin & Co, Aberdeen

+ Add to report



£795 pcm

3 bedroom flat

Sluie Drive, Dyce, Aberdeen, AB21

NO LONGER ADVERTISED

Marketed from 28 Nov 2023 to 4 Jan 2024 (36 days) by Northwood, Aberdeen

+ 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**



Current term of tenancy: **2 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.



www.letproperty.co.uk

Sluie Drive Dyce, Aberdeen, AB21

PROPERTY ID: 195144577

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