

LET PROPERTY PACK

INVESTMENT INFORMATION

Merkland Road East,
Aberdeen, AB24 5PR

220962199

 www.letproperty.co.uk





Property Description

Our latest listing is in Merkland Road East, Aberdeen, AB24 5PR

Get instant cash flow of **£1,000** per calendar month with a **8.28%** Gross Yield for investors.

With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Merkland Road East,
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Property Key Features

3 Bedrooms

3 Bathrooms

Portfolio of 3 Flats

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathrooms



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 145,000.00

25% Deposit	£36,250.00
Stamp Duty ADS @ 8%	£11,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£48,850.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000 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	£1,000
Mortgage Payments on £108,750.00 @ 5%	£453.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£100.00
Total Monthly Costs	£568.13
Monthly Net Income	£431.88
Annual Net Income	£5,182.50
Net Return	10.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,182.50**
Adjusted To

Net Return **6.51%**

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

Annual Net Income **£3,007.50**
Adjusted To

Net Return **6.16%**

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 £160,000.



£160,000

3 bedroom apartment for sale

[+ Add to report](#)

Lilybank Place, Aberdeen, Aberdeenshire, AB24

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Nov 2024 to 26 Jun 2025 (231 days) by Sold.co.uk, London

3 Bedroom Apartment | Set Over 2 Floors | Chain Free | Modern Fittings Throughout | Lounge with F...



£150,000

3 bedroom apartment for sale

[+ Add to report](#)

bedford road, aberdeen, AB24

CURRENTLY ADVERTISED

Marketed from 23 Apr 2025 by Purplebricks, covering Aberdeen

3 Bedroom | Spacious | Modern | Shared Garden

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,125 based on the analysis carried out by our letting team at **Let Property Management**.



£1,125 pcm

3 bedroom flat

+ Add to report

Summerfield Terrace, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 7 May 2025 to 20 May 2025 (12 days) by Northwood, Aberdeen

Double glazing | Shower | Washing machine | Fridge Freezer



£1,100 pcm

3 bedroom flat

+ Add to report

Kings Gate, Aberdeen, AB15

NO LONGER ADVERTISED

Marketed from 11 Mar 2025 to 18 Mar 2025 (7 days) by Margaret Duffus Leasing, Aberdeen

Gas Central Heating | Council Tax Band E | Private Resident Space | Communal Factor Areas | EPC E...

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: **Moved in within the last 2 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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PROPERTY ID: 220962199

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