

LET PROPERTY PACK

INVESTMENT INFORMATION

Greenburn Drive,
Aberdeen, AB21

221199185

 www.letproperty.co.uk





Property Description

Our latest listing is in Greenburn Drive, Aberdeen, AB21

Get instant cash flow of **£1,128** per calendar month with a **5.4%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Greenburn Drive,
Aberdeen, AB21

221199185



Property Key Features

Portfolio of Flat and Commercial Unit

Bathroom Facilities

Parking Space Available

Good Condition

Factor Fees: £0

Ground Rent: Freehold

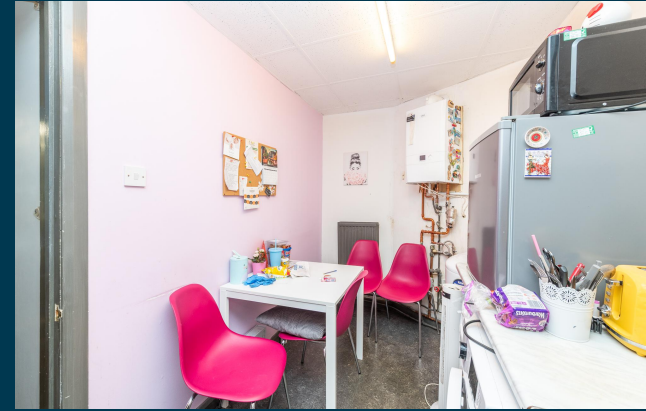
Lease Length: Freehold

Current Rent: £1,128

Salon



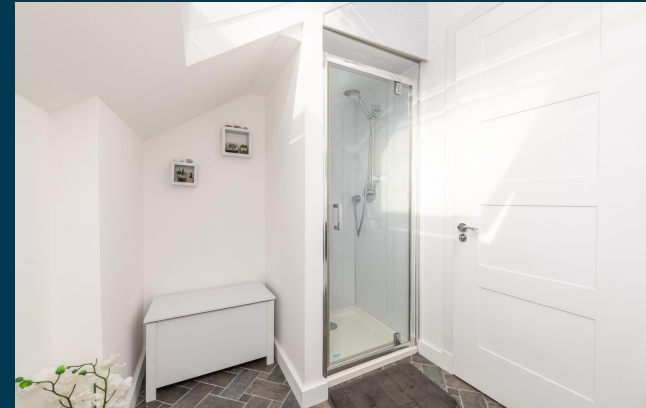
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £250,000.00 and borrowing of £187,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 250,000.00

25% Deposit	£62,500.00
Stamp Duty ADS @ 8%	£20,000.00
LBTT Charge	£2,100
Legal Fees	£1,000.00
Total Investment	£85,600.00

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 £1,128 per calendar month.

Returns Based on Rental Income	£1,128
Mortgage Payments on £187,500.00 @ 5%	£781.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£112.80
Total Monthly Costs	£909.05
Monthly Net Income	£218.95
Annual Net Income	£2,627.40
Net Return	3.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£371.40**
Adjusted To

Net Return **0.43%**

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

Annual Net Income **-£1,122.60**
Adjusted To

Net Return **-1.31%**

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 £110,000.



£110,000

2 bedroom flat for sale

+ Add to report

Bankhead Avenue, Aberdeen, AB21

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Nov 2019 to 29 Oct 2020 (354 days) by Purplebricks, covering Scotland



£93,000

2 bedroom flat for sale

+ Add to report

Bankhead Avenue, Aberdeen, AB21

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 May 2025 to 4 Sep 2025 (115 days) by Yopa, Scotland & The North

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: **3 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

Greenburn Drive, Aberdeen, AB21

PROPERTY ID: 221199185

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