

LET PROPERTY PACK

INVESTMENT INFORMATION

Fleming Gardens East,
Dundee, DD3

219739449

 www.letproperty.co.uk





Property Description

Our latest listing is in Fleming Gardens East, Dundee, DD3

Get instant cash flow of **£400** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£568** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Fleming Gardens East,
Dundee, DD3

219739449



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £400

Market Rent: £568

Lounge



Kitchen



Bedroom



Bathroom



Exterior





Figures based on assumed purchase price of 65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 8%	£5,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,450.00

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 568

Returns Based on Rental Income	£400	£568
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£40.00	£56.80
Total Monthly Costs	£258.13	£274.93
Monthly Net Income	£141.88	£293.08
Annual Net Income	£1,702.50	£3,516.90
Net Return	7.58%	15.67%

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 **£2,380.90**
Adjusted To

Net Return **10.61%**

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

Annual Net Income **£2,541.90**
Adjusted To

Net Return **11.32%**

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 £75,000.



£75,000

1 bedroom flat for sale

+ Add to report

Strathmore Street, Dundee, DD3

CURRENTLY ADVERTISED

SOLD STC

Marketed from 3 Jun 2025 by McCash Property Haus, Covering Dundee

Security entry | Well maintained close and gardens | Move in condition



£75,000

1 bedroom flat for sale

+ Add to report

Fleming Gardens East, Dundee

CURRENTLY ADVERTISED

Marketed from 29 Sep 2025 by Rosie Fraser Real Estate, Dundee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

Clepington Road, DD3

CURRENTLY ADVERTISED

Marketed from 11 Sep 2025 by Slater Hogg & Howison Lettings, Dundee

+ Add to report



£650 pcm

1 bedroom apartment

Clepington Road, Dundee

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Nov 2024 to 9 Jan 2025 (52 days) by Martin & Co, Dundee

+ 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**



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 2 years**



Payment history: **On time for the 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.



www.letproperty.co.uk

Fleming Gardens East, Dundee, DD3

PROPERTY ID: 219739449

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