

LET PROPERTY PACK

INVESTMENT INFORMATION

Lee Crescent North, Bridge
Of Don, Aberdeen, AB22

226144013

 www.letproperty.co.uk





Property Description

Our latest listing is in Lee Crescent North, Bridge Of Don, Aberdeen, AB22

Get instant cash flow of **£425** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£593** which would provide the investor a Gross Yield of **12.9%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Lee Crescent North,
Bridge Of Don, Aberdeen,
AB22

226144013



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £60.00 pm

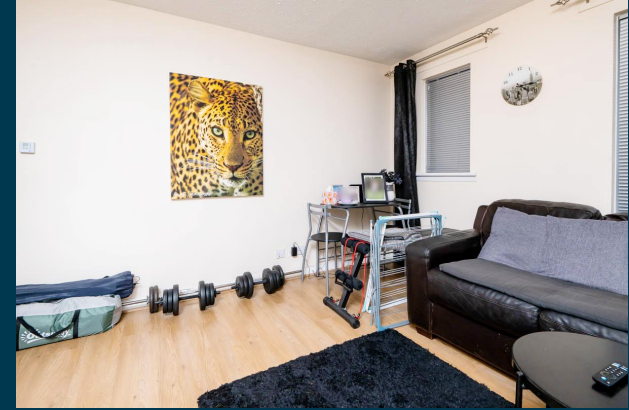
Ground Rent: Freehold

Lease Length: Freehold

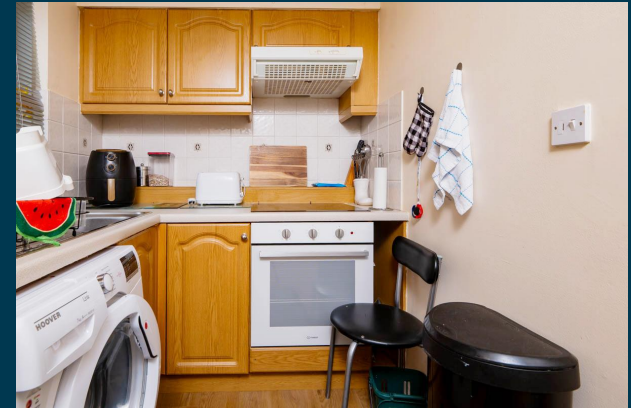
Current Rent: £425

Market Rent: £593

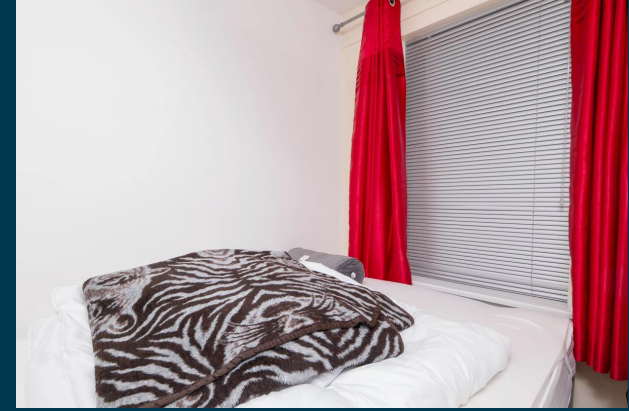
Lounge



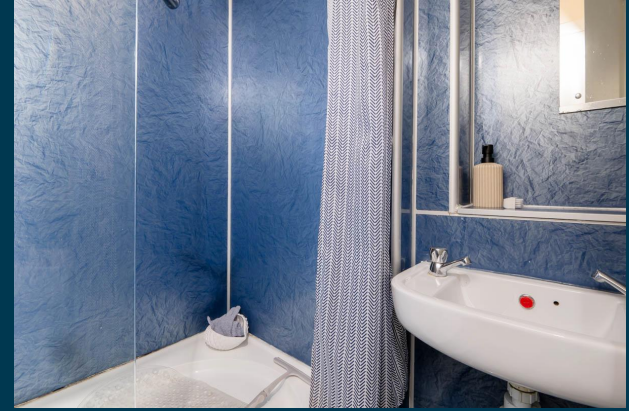
Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of 55,000.

ASSUMED PURCHASE PRICE

£ 55,000.00

SDLT Charge **£2,750**

Legal Fees **£1,000**

Total Investment **£58,750**

Projected Investment Return



The monthly rent of this property is currently set at £425 per calendar month but the potential market rent is

£ 593



Returns Based on Rental Income	£425	£593
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£60.00	
Ground Rent	Freehold	
Letting Fees	£42.50	£59.30
Total Monthly Costs	£117.50	£134.30
Monthly Net Income	£307.50	£458.70
Annual Net Income	£3,690.00	£5,504.40
Net Return	6.28%	9.37%

Our industry leading letting agency **Let Property Management** 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 **£4,318**
Adjusted To

Net Return **7.35%**

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.

	1 bedroom flat for sale Fairview Crescent, Danestone, Aberdeen NO LONGER ADVERTISED Marketed from 20 Apr 2021 to 2 Jul 2021 (72 days) by Express Estate Agency, Nationwide	+ Ad
	1 bedroom apartment for sale Howburn Place, Aberdeen, AB22 NO LONGER ADVERTISED Marketed from 13 Oct 2021 to 23 Nov 2021 (41 days) by House Sales Direct, House Sales Direct	+ Add to r

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

115 Lee Crescent North

NO LONGER ADVERTISED

Marketed from 21 Sep 2026 to 6 Oct 2026 (15 days) by Grouse Lettings, Aberdeen



£585 pcm

1 bedroom flat

Lee Crescent North, Bridge of Don, Aberdeen, AB22

CURRENTLY ADVERTISED

Marketed from 22 Jul 2026 by Northwood, Aberdeen

Current Tenant Profile



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

Lee Crescent North, Bridge Of Don,
Aberdeen, AB22

PROPERTY ID: 226144013

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.



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