

LET PROPERTY PACK

INVESTMENT INFORMATION

Abernethy Road, Dundee,
DD5

224446129

 www.letproperty.co.uk





Property Description

Our latest listing is in Abernethy Road, Dundee, DD5

Get instant cash flow of **£550** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£662** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to market rate.

Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike.

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



Abernethy Road, Dundee,
DD5

224446129



Property Key Features

1 Bedroom

1 Bathroom

Kept in good condition

Well placed for access to local amenities

Factor Fees: £58.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £662

Lounge



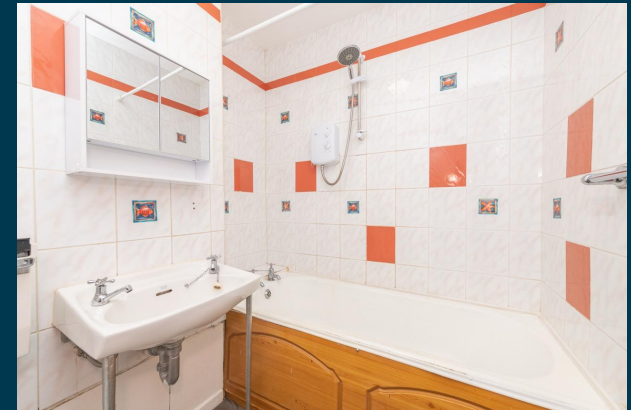
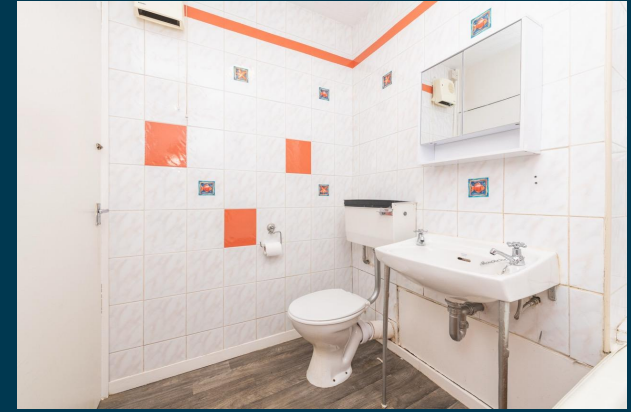
Kitchen



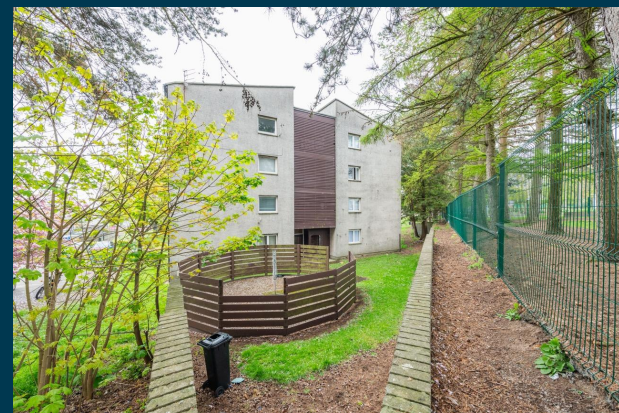
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
ADS @ 8%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,750.00

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

£ 662

Returns Based on Rental Income	£550	£662
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£58.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£66.20
Total Monthly Costs	£362.38	£373.58
Monthly Net Income	£187.63	£288.43
Annual Net Income	£2,251.50	£3,461.10
Net Return	8.74%	13.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,137.10**
Adjusted To

Net Return **8.30%**

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

Annual Net Income **£2,336.10**
Adjusted To

Net Return **9.07%**

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 £80,000.



£80,000

1 bedroom flat for sale

+ Add to re

Abernethy Road, Dundee, DD5

NO LONGER ADVERTISED

Marketed from 14 Mar 2020 to 21 Jan 2021 (312 days) by Purplebricks, covering Scotland



£75,000

1 bedroom apartment for sale

+ Add to

Abernethy Road, Broughty Ferry, Dundee

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Sep 2024 to 17 Jun 2025 (281 days) 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 £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

1 bedroom flat

+ Add to repo

3E Aberfoyle Gardens, Dundee, DD5 3EE

NO LONGER ADVERTISED

Marketed from 15 Jul 2025 to 25 Jul 2025 (9 days) by Direct Lettings (Scotland) Ltd, Dundee



£675 pcm

1 bedroom flat

+ Add to r

3E Aberfoyle Gardens, Dundee, DD5 3EE

NO LONGER ADVERTISED

Marketed from 1 Apr 2026 to 24 Apr 2026 (22 days) by Direct Lettings (Scotland) Ltd, Dundee

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.



www.letproperty.co.uk

Abernethy Road, Dundee, DD5

PROPERTY ID: 224446129

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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