

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Findchapel Place, Dundee,  
DD4

225634586

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Findchapel Place, Dundee, DD4

Get instant cash flow of **£700** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.2%** 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...



Findchapel Place,  
Dundee, DD4

225634586



## Property Key Features

**3 bedrooms**

**1 bathroom**

**Easy Access to Local Amenities**

**Good condition**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £700**

**Market Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 8%	£10,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£43,900.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£1,000



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	£700	£1,000
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£70.00	£100.00
<b>Total Monthly Costs</b>	<b>£491.25</b>	<b>£521.25</b>
<b>Monthly Net Income</b>	<b>£208.75</b>	<b>£478.75</b>
<b>Annual Net Income</b>	<b>£2,505.00</b>	<b>£5,745.00</b>
<b>Net Return</b>	<b>5.71%</b>	<b>13.09%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,745.00**  
Adjusted To

Net Return                      **8.53%**

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

Annual Net Income      **£3,795.00**  
Adjusted To

Net Return                      **8.64%**

# 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 £140,000.



£140,000

**3 bedroom house for sale**

+ Add to re

Findchapel Place, Dundee

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Oct 2024 to 13 Mar 2025 (155 days) by Harmony Homes Estate Agency, Dundee



£110,000

**3 bedroom semi-detached house for sale**

+ Ad

Finlow Terrace, Dundee, DD4

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Dec 2021 to 11 Mar 2022 (90 days) by Purplebricks, covering Dundee

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,350 pcm**

## 3 bedroom semi-detached house

Kirkstead Drive, Dundee

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jan 2026 to 9 Feb 2026 (11 days) by Martin & Co, Dundee



**£975 pcm**

## 3 bedroom semi-detached house

St Dennis Place, DUNDEE, DD3






NO LONGER ADVERTISED

Marketed from 6 Jan 2026 to 15 Jan 2026 (8 days) by RentLocally.co.uk 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: **19 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](http://www.letproperty.co.uk)

Findchapel Place, Dundee, DD4

PROPERTY ID: 225634586

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**