

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lee Crescent North, Bridge  
Of Don, Aberdeen, AB22

230122959

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

230122959



## Property Key Features

**Studio Flat**

**1 Bathroom**

**Spacious Living Spaces**

**Easy Access to Local Amenities**

**Factor Fees: £60.00 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

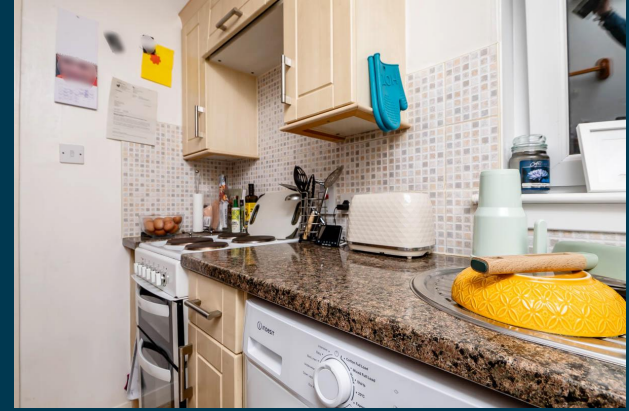
**Current Rent: £425**

**Market Rent: £593**

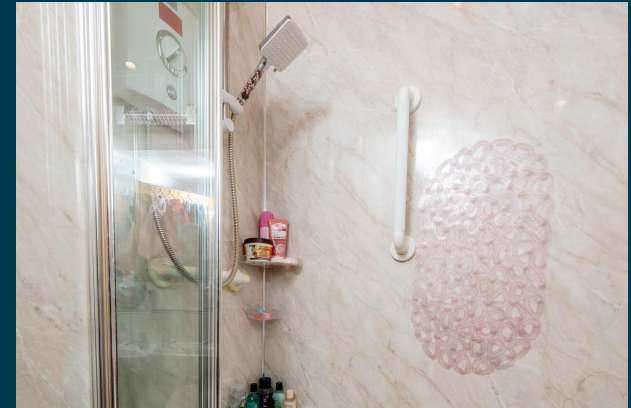
# Spacious Living Spaces



# Kitchen



# Bathroom



# Exterior



# Initial Outlay



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

## PROPERTY VALUATION

£ 55,000.00

|                  |         |
|------------------|---------|
| ADS @ 8%         | £4,400  |
| LBTT Charge      | £0      |
| Legal Fees       | £1,000  |
| Total Investment | £60,400 |

# Projected Investment Return



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

£ 593



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



| 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                      | 6.11%     | 9.11%     |

# 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                      **7.15%**

# 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 £78,000.



## Land for sale

Land at South Smithy Cottage Bridge of Don, Aberdeen, AB23 8BD

CURRENTLY ADVERTISED

Marketed from 16 May 2025 by McEwan Fraser Legal, Aberdeen

£78,000



## Land for sale

Land at, 9 Station Road, Bucksburn, AB219PB

NO LONGER ADVERTISED

Marketed from 25 Sep 2026 to 28 Sep 2026 (3 days) by Future Property Auctions, Glasgow

£55,000

+ A

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## Studio flat



Stoneywood Brae, Aberdeen, Aberdeenshire, AB21

NO LONGER ADVERTISED

Marketed from 20 Jul 2026 to 4 Aug 2026 (14 days) by Colby River, Scotland, Forbes Place



£805 pcm

## Studio flat



Stoneywood Brae, Aberdeen, Aberdeen City

NO LONGER ADVERTISED

Marketed from 21 Sep 2026 to 23 Sep 2026 (2 days) by Colby River, Scotland, Forbes Place

# 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: **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](http://www.letproperty.co.uk)

Lee Crescent North, Bridge Of Don,  
Aberdeen, AB22

PROPERTY ID: 230122959

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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