

LET PROPERTY PACK

INVESTMENT INFORMATION

Auchmill Road, Aberdeen,
AB21

229619030

 www.letproperty.co.uk





Property Description

Our latest listing is in Auchmill Road, Aberdeen, AB21

Get instant cash flow of **£450** per calendar month with a **13.5%** Gross Yield for investors.

This property has a potential to rent for **£559** which would provide the investor a Gross Yield of **16.8%** 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...



Auchmill Road, Aberdeen,
AB21

229619030



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £450

Market Rent: £559

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of 40,000.

PROPERTY VALUATION

£ 40,000

ADS @ 8% **£3,200**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £44,200

Projected Investment Return



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



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 559

Returns Based on Rental Income	£450	£559
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£45.00	£55.90
Total Monthly Costs	£60.00	£70.90
Monthly Net Income	£390.00	£488.10
Annual Net Income	£4,680.00	£5,857.20
Net Return	10.59%	13.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,739**
Adjusted To

Net Return **10.72%**

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 £50,000.



1 bedroom flat for sale

[+ Add to report](#)

375 Hilton Drive, Aberdeen, AB24 4PR

NO LONGER ADVERTISED

Marketed from 17 Jul 2026 to 11 Sep 2026 (55 days) by McEwan Fraser Legal, Aberdeen

£50,000



1 bedroom flat for sale

[+ Add to report](#)

MILTONFOLD, Aberdeen, Bucksburn, AB21

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Mar 2025 to 7 Aug 2025 (140 days) by FastMove, Edinburgh

£45,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £580 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

[+ Add to report](#)

Ferguson Court, Bucksburn, Aberdeen, AB21

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Dec 2025 to 3 Feb 2026 (47 days) by DJ Alexander, Aberdeen

£580 pcm



1 bedroom flat

[+ Add to report](#)

Fairview Circle, Bridge Of Don, Aberdeen, Aberdeen, AB22

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jun 2026 to 26 Jun 2026 (25 days) by DJ Alexander, Aberdeen

£565 pcm

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved
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

Auchmill Road, Aberdeen, AB21

PROPERTY ID: 229619030

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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