

LET PROPERTY PACK

INVESTMENT INFORMATION

Tullideph Road, Dundee,
DD2

226772319

 www.letproperty.co.uk





Property Description

Our latest listing is in Tullideph Road, Dundee, DD2

This property has a potential to rent for **£1,190** which would provide the investor a Gross Yield of **15.9%** 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...



Tullideph Road, Dundee,
DD2

226772319



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £1,190

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
ADS @ 8%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,700.00

Projected Investment Return



The potential market rent is

 £ 1,190

Returns Based on Rental Income	£1,190
Mortgage Payments on £67,500.00 @ 5%	£281.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£119.00
Total Monthly Costs	£415.25
Monthly Net Income	£774.75
Annual Net Income	£9,297.00
Net Return	30.28%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£6,917.00**
Adjusted To

Net Return **22.53%**

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

Annual Net Income **£7,947.00**
Adjusted To

Net Return **25.89%**

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 £150,000.



£150,000

3 bedroom flat for sale

Fleuchar Street, Dundee, DD2 2

CURRENTLY ADVERTISED SOLD STC

Marketed from 18 Feb 2026 by McIntyre Properties, Dundee

+ Add to report



£110,000

3 bedroom flat for sale

Cleghorn Street, Dundee, DD2

CURRENTLY ADVERTISED

Marketed from 15 Apr 2026 by Northwood, Dundee

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,425 based on the analysis carried out by our letting team at **Let Property Management**.



£1,425 pcm

3 bedroom flat

+ Add to report

Blackness Road, Dundee, DD2

CURRENTLY ADVERTISED

Marketed from 16 Apr 2026 by Ascension Letting, Glasgow



£1,290 pcm

3 bedroom flat

+ Add to report

Cleghorn Street, Dundee, Angus

CURRENTLY ADVERTISED

Marketed from 4 May 2026 by PropOp, Edinburgh

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



Tullideph Road, Dundee, DD2

PROPERTY ID: 226772319



www.letproperty.co.uk

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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