

LET PROPERTY PACK

INVESTMENT INFORMATION

Kemnay Gardens, Dundee,
DD4

227619353

 www.letproperty.co.uk





Property Description

Our latest listing is in Kemnay Gardens, Dundee, DD4

Get instant cash flow of **£675** per calendar month with a **10.1%** Gross Yield for investors.

This property has a potential to rent for **£683** which would provide the investor a Gross Yield of **10.2%** 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...



Kemnay Gardens,
Dundee, DD4

227619353



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £675

Market Rent: £683

Lounge



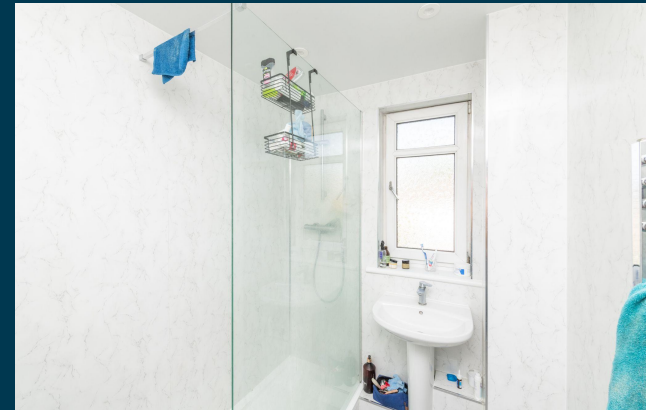
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
ADS @ 8%	£6,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,400.00

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 £675 per calendar month but the potential market rent is



£ 683

Returns Based on Rental Income	£675	£683
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£67.50	£68.30
Total Monthly Costs	£332.50	£333.30
Monthly Net Income	£342.50	£349.70
Annual Net Income	£4,110.00	£4,196.40
Net Return	15.00%	15.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,830.40**
Adjusted To

Net Return **10.33%**

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

Annual Net Income **£2,996.40**
Adjusted To

Net Return **10.94%**

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 £85,000.



£99,000

2 bedroom end of terrace house for sale

+ Add to report

19 Aboyne Avenue

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 22 Nov 2024 to 27 Feb 2025 (96 days) by Verdala, Dundee

End Terraced Villa | Bright Lounge and Kitchen | Two Well-Proportioned Bedrooms | Utility Room an...



£85,000

2 bedroom flat for sale

+ Add to report

Ballindean Road, Dundee, DD4

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Mar 2026 to 24 Apr 2026 (51 days) by Axis Property, 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**.



£700 pcm

2 bedroom flat

+ Add to report

Kemnay Gardens, Douglas and Angus, Dundee, DD4

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 May 2026 to 6 Jul 2026 (54 days) by Gilson Gray LLP, Dundee

Double storage | Shower | Washing machine | Fridge Freezer



£695 pcm

2 bedroom flat

+ Add to report

Kemnay Gardens, Dundee

NO LONGER ADVERTISED

Marketed from 23 Jan 2026 to 14 Feb 2026 (21 days) by Tula Property, Dundee

2 double bedrooms | Modern bathroom | Modern kitchen | Lounge | White goods included | Double glazing

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**



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.



Kemnay Gardens, Dundee, DD4

PROPERTY ID: 227619353

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