

LET PROPERTY PACK

INVESTMENT INFORMATION

Admirals Court, Westhill,
Inverness, IV2

227690072

 www.letproperty.co.uk





Property Description

Our latest listing is in Admirals Court, Westhill, Inverness, IV2

Get instant cash flow of **£830** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **7.2%** 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...



Admirals Court, Westhill,
Inverness, IV2

227690072



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £85.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £830

Market Rent: £900

Lounge



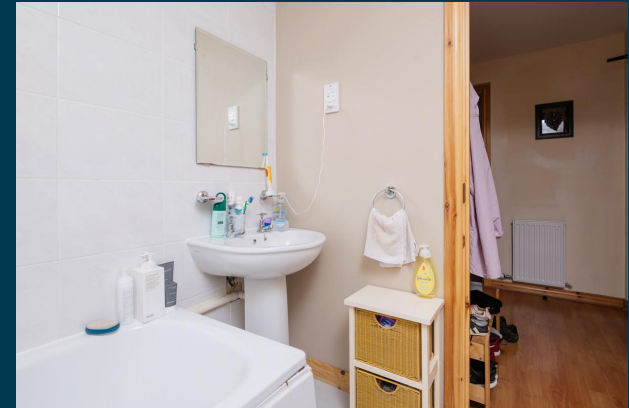
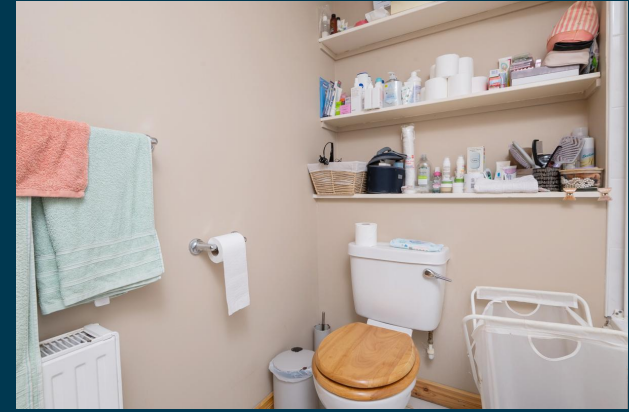
Kitchen



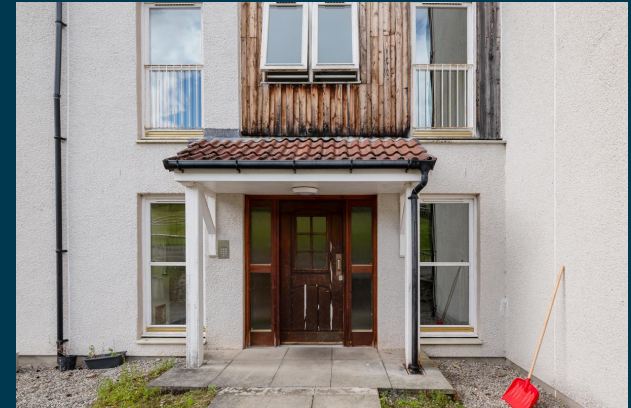
Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 150,000.00

ADS @ 8% **£12,000**

LBTT Charge **£100**

Legal Fees **£1,000**

Total Investment £163,100

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 £830 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£830	£900
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£85.00	
Ground Rent	Freehold	
Letting Fees	£83.00	£90.00
Total Monthly Costs	£183.00	£190.00
Monthly Net Income	£647.00	£710.00
Annual Net Income	£7,764.00	£8,520.00
Net Return	4.76%	5.22%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,720**
Adjusted To

Net Return **4.12%**

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 £158,000.

	2 bedroom flat for sale Admirals Court, Inverness, IV2 5FL NO LONGER ADVERTISED SOLD STC Marketed from 30 Mar 2026 to 12 Jun 2026 (74 days) by Hamish Homes Ltd, Inverness	+
£158,000		
	2 bedroom flat for sale Admirals Court, Inverness, IV2 5FL NO LONGER ADVERTISED SOLD STC Marketed from 28 Oct 2024 to 19 Sep 2025 (326 days) by Hamish Homes Ltd, Inverness	+ A
£151,125		

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £960 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom bungalow

Lochlann Court, Culloden, Inverness, IV2

CURRENTLY ADVERTISED

Marketed from 22 Jul 2026 by Belvoir, Inverness

£960 pcm



2 bedroom flat

Drumossie Road, Inverness, IV2

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 May 2026 to 1 Jun 2026 (10 days) by Tughan & Cochrane Property Managers, Inverness

£875 pcm

[+ Add to report](#)

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: **5 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

Admirals Court, Westhill, Inverness, IV2

PROPERTY ID: 227690072

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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