

LET PROPERTY PACK

INVESTMENT INFORMATION

Morven Court, Balnagask
Circle, Aberdeen AB11

227550915

 www.letproperty.co.uk





Property Description

Our latest listing is in Morven Court, Balnagask Circle, Aberdeen AB11

Get instant cash flow of **£720** per calendar month with a **14.4%** Gross Yield for investors.

This property has a potential to rent for **£985** which would provide the investor a Gross Yield of **19.7%** 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...



Morven Court, Balnagask
Circle, Aberdeen AB11

227550915



Property Key Features

2 Bedrooms

1 Bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £720

Market Rent: £985

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
ADS @ 8%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£20,800.00

Projected Investment Return



The monthly rent of this property is currently set at £720 per calendar month but the potential market rent is

£ 985



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.



Returns Based on Rental Income	£720	£985
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£72.00	£98.50
Total Monthly Costs	£274.50	£301.00
Monthly Net Income	£445.50	£684.00
Annual Net Income	£5,346.00	£8,208.00
Net Return	25.70%	39.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,238.00**
Adjusted To

Net Return **29.99%**

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

Annual Net Income **£7,308.00**
Adjusted To

Net Return **35.13%**

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.

	2 bedroom flat for sale Glenbervie Road, Torry, Aberdeen, AB11 NO LONGER ADVERTISED UNDER OFFER Marketed from 21 Aug 2020 to 22 Dec 2020 (122 days) by Northwood, Aberdeen
£78,000	
	2 bedroom flat for sale Mansefield Place, Torry, Aberdeen, AB11 NO LONGER ADVERTISED Marketed from 1 Feb 2023 to 19 Sep 2023 (230 days) by Northwood, Aberdeen
£75,000	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £985 based on the analysis carried out by our letting team at **Let Property Management**.



£985 pcm

2 bedroom flat

Baker Road, Hilton, Aberdeen, AB24

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Feb 2026 to 5 May 2026 (83 days) by DJ Alexander, Aberdeen



£975 pcm

2 bedroom flat

Cordiner Place, Hilton Campus, Aberdeen, AB24

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 May 2026 to 11 Jun 2026 (13 days) by DJ Alexander, Aberdeen

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**



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.



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Morven Court, Balnagask Circle, Aberdeen
AB11

PROPERTY ID: 227550915

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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