

LET PROPERTY PACK

INVESTMENT INFORMATION

Merkland Road East,
Aberdeen, AB24

226467145

 www.letproperty.co.uk





Property Description

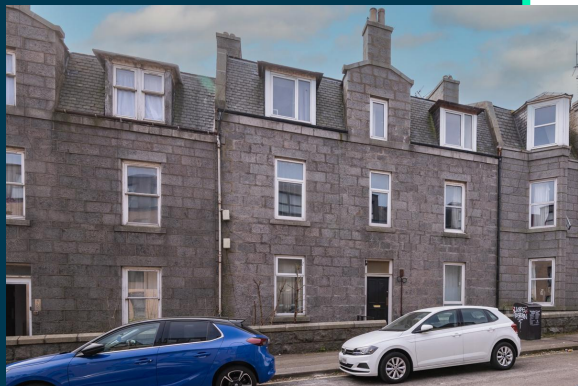
Our latest listing is in Merkland Road East, Aberdeen, AB24

Get instant cash flow of **£575** per calendar month with a **10.6%** Gross Yield for investors.

This property has a potential to rent for **£718** which would provide the investor a Gross Yield of **13.3%** 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...



Merkland Road East,
Aberdeen, AB24

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £575

Market Rent: £718

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
ADS @ 8%	£5,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,450.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 718

Returns Based on Rental Income	£575	£718
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£57.50	£71.80
Total Monthly Costs	£275.63	£289.93
Monthly Net Income	£299.38	£428.08
Annual Net Income	£3,592.50	£5,136.90
Net Return	16.00%	22.88%

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 **£3,700.90**
Adjusted To

Net Return **16.49%**

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



Annual Net Income **£4,161.90**
Adjusted To

Net Return **18.54%**

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 £105,000.

 <p>£105,000</p>	<p>2 bedroom apartment for sale</p> <p>Pittodrie Place, Aberdeen</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 22 Nov 2024 to 17 Nov 2025 (360 days) by Martin & Co, Aberdeen</p> <p>+ Add to report</p>
 <p>£97,000</p>	<p>2 bedroom flat for sale</p> <p>Ardarroch Court, Aberdeen, AB24</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 21 Oct 2025 by FastMove, Edinburgh</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom flat

+ Add to report

St Peters Square, 22-24 St Peters Street, Aberdeen, AB24

CURRENTLY ADVERTISED

Marketed from 20 Apr 2026 by DJ Alexander, Aberdeen



£890 pcm

2 bedroom flat

+ Add to report

Merkland Lane, City Centre, Aberdeen, AB24

CURRENTLY ADVERTISED

Marketed from 14 Apr 2026 by AM-PM Leasing, 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 in 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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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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