

LET PROPERTY PACK

INVESTMENT INFORMATION

Auchmill Road Bucksburn,
Aberdeen, AB21

224052938

 www.letproperty.co.uk





Property Description

Our latest listing is in Auchmill Road
Bucksburn, Aberdeen, AB21

Get instant cash flow of **£700** per calendar month with a **9.9%** Gross Yield for investors.

This property has a potential to rent for **£925** which would provide the investor a Gross Yield of **13.1%** 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...



LET PROPERTY



Auchmill Road
Bucksburn, Aberdeen,
AB21

224052938



Property Key Features

3 bedrooms

1 bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £700

Market Rent: £925

Lounge



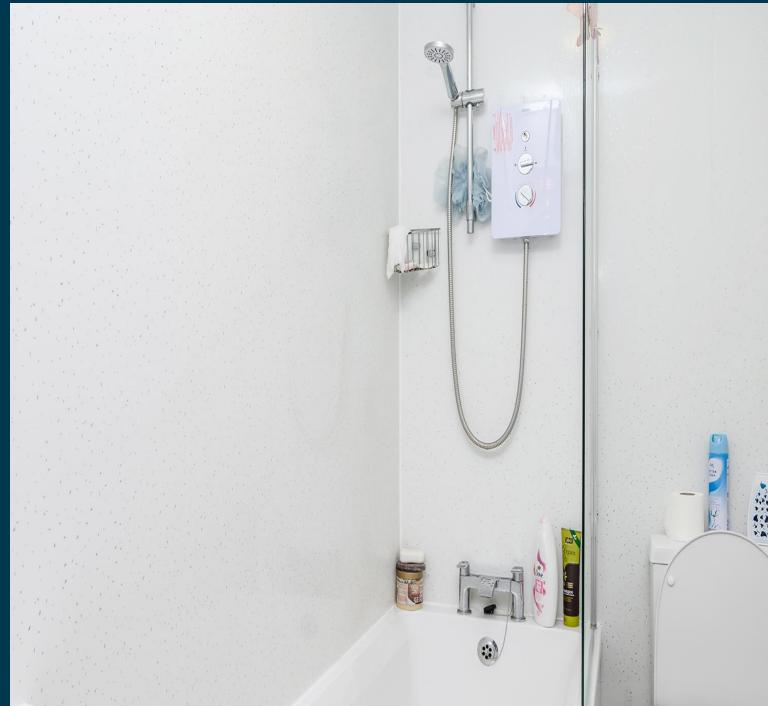
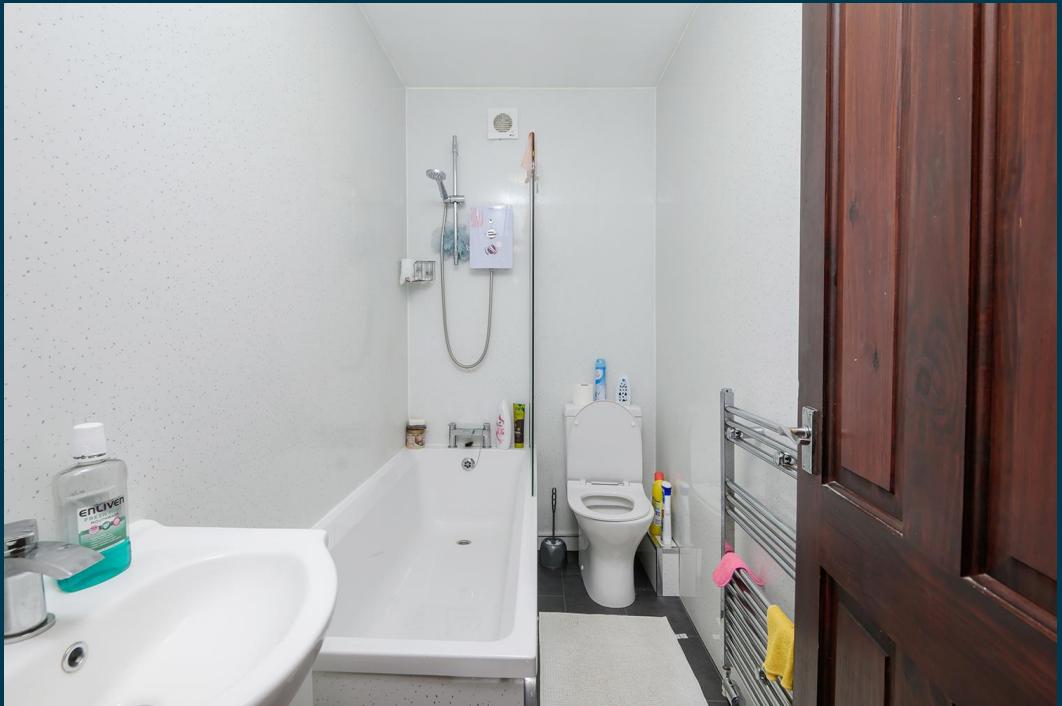
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 8%	£6,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£29,050.00

Projected Investment Return



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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 £700 per calendar month but the potential market rent is

£ 925

Returns Based on Rental Income	£700	£925
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees		TBC
Ground Rent		FREEHOLD
Letting Fees	£70.00	£92.50
Total Monthly Costs	£350.63	£373.13
Monthly Net Income	£349.38	£551.88
Annual Net Income	£4,192.50	£6,622.50
Net Return	14.43%	22.80%

Return Stress Test Analysis Report



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

Annual Net Income **£4,772.50**
Adjusted To

Net Return **16.43%**

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

Annual Net Income **£5,347.50**
Adjusted To

Net Return **18.41%**

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 £95,000.



3 bedroom terraced house for sale

King Street, Aberdeen, AB24

CURRENTLY ADVERTISED

SOLD STC

Marketed from 12 May 2025 by Wilsons Auctions Ltd, Covering Scotland

£95,000



3 bedroom flat for sale

Todlaw Walk, Aberdeen, Aberdeenshire, AB21

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 18 Oct 2025 by Top Floor Estate Agents, Glasgow

£95,000

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**.



3 bedroom flat

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

CURRENTLY ADVERTISED

LET AGREED

Marketed from 1 Oct 2025 by DJ Alexander, Aberdeen

£1,200 pcm



3 bedroom terraced house

South College Street, Aberdeen, AB11

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Oct 2025 to 18 Nov 2025 (47 days) by DJ Alexander, Aberdeen

£1,200 pcm

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: **1 year+**



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

Auchmill Road Bucksburn, Aberdeen, AB21

PROPERTY ID: 224052938

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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