

LET PROPERTY PACK

INVESTMENT INFORMATION

Crampian Road Aberdeen
AB11

226559268

 www.letproperty.co.uk





Property Description

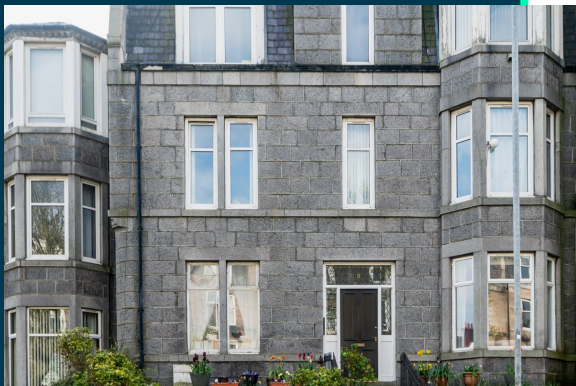
Our latest listing is in Grampian Road Aberdeen AB11

Get instant cash flow of **£350** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£531** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Grampian Road
Aberdeen AB11

226559268



Property Key Features

1 Bedroom

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: TBC

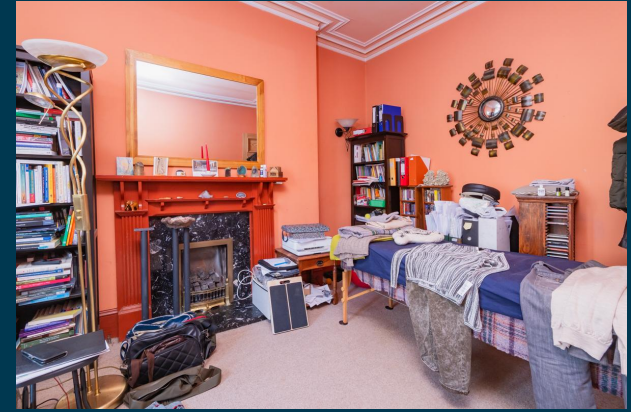
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £350

Market Rent: £531

Lounge



Kitchen



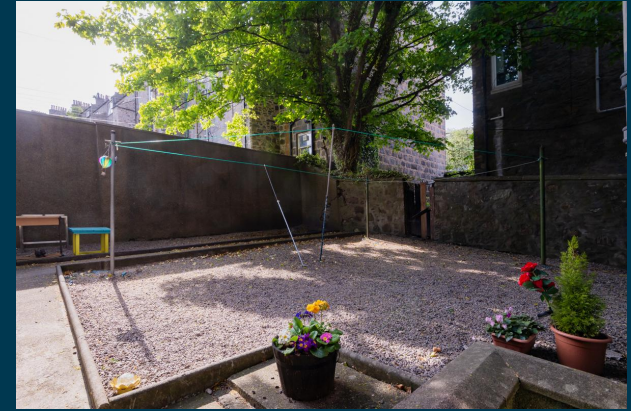
Bedroom



Bathroom



Exterior





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

PROPERTY VALUATION

£ 60,000.00

ADS @ 8%	£4,800
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£65,800

Projected Investment Return



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 531

Returns Based on Rental Income	£350	£531
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£35.00	£53.10
Total Monthly Costs	£50.00	£68.10
Monthly Net Income	£300.00	£462.90
Annual Net Income	£3,600.00	£5,554.80
Net Return	5.47%	8.44%

Our industry leading letting agency **Let Property Management** 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 **£4,493**
Adjusted To


Net Return **6.83%**



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 £70,000.



£70,000

A photograph showing a modern living room with a grey wall, a white fireplace, a television, and a window with yellow curtains. A coffee table and a sofa are visible in the foreground.


1 bedroom flat for sale



73 Walker Road, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 20 May 2022 to 8 Aug 2022 (80 days) by Purplebricks, covering Aberdeen



£65,000

A photograph showing a living room with a brown leather sofa, a fireplace, and a window with a white blind. A vase with flowers is on a table in the foreground.

1 bedroom flat for sale



Walker Road, Aberdeen, AB11

NO LONGER ADVERTISED **SOLD STC**

Marketed from 9 Sep 2020 to 2 Dec 2020 (84 days) by Purplebricks, covering Scotland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £685 based on the analysis carried out by our letting team at **Let Property Management**.



£685 pcm

1 bedroom flat

West Craibstone Street, Aberdeen, AB11

CURRENTLY ADVERTISED

LET AGREED

Marketed from 20 Apr 2026 by DJ Alexander, Aberdeen



£665 pcm

1 bedroom flat

32c Oldmill Court, Marywell Street, Aberdeen, AB11 6JR

NO LONGER ADVERTISED

Marketed from 27 Jan 2026 to 3 Mar 2026 (34 days) by Homeguard Leasing, Aberdeen




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**

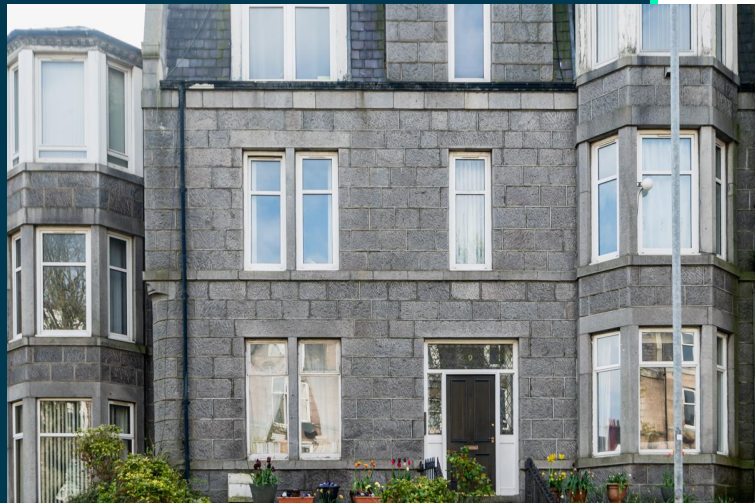
 Standard Tenancy Agreement In Place: **Yes**

 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.



www.letproperty.co.uk

Grampian Road Aberdeen AB11

PROPERTY ID: 226559268

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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