

LET PROPERTY PACK

INVESTMENT INFORMATION

Formartine Road,
Aberdeen, AB24

226995458

 www.letproperty.co.uk





Property Description

Our latest listing is in Formartine Road, Aberdeen, AB24

Get instant cash flow of **£580** per calendar month with a **11.6%** Gross Yield for investors.

This property has a potential to rent for **£636** which would provide the investor a Gross Yield of **12.7%** 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...



Formartine Road,
Aberdeen, AB24

226995458



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £580

Market Rent: £636

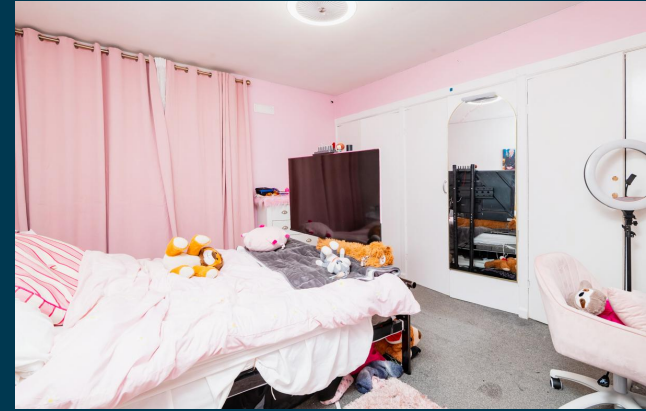
Lounge



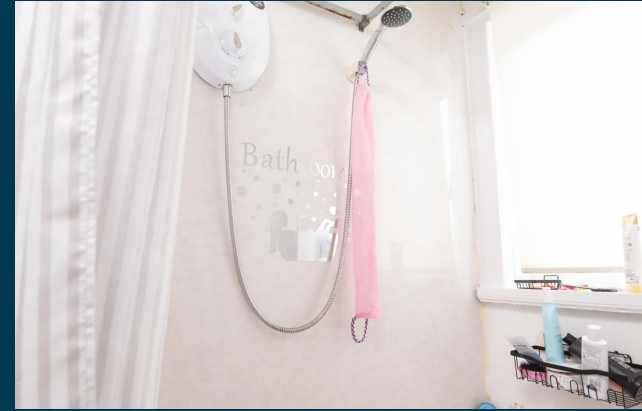
Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £60,000.

PROPERTY VALUATION

£ 60,000

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

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 £580 per calendar month but the potential market rent is

£ 636

Returns Based on Rental Income	£580	£636
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£58.00	£63.60
Total Monthly Costs	£73.00	£78.60
Monthly Net Income	£507.00	£557.40
Annual Net Income	£6,084.00	£6,688.80
Net Return	9.25%	10.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,417**
Adjusted To

Net Return **8.23%**

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.



2 bedroom flat for sale

[+ Add to report](#)

Don Street, Aberdeen, Aberdeenshire, AB24

NO LONGER ADVERTISED

Marketed from 28 Oct 2024 to 7 Oct 2025 (344 days) by RentLocally.co.uk Ltd, Edinburgh

£70,000



2 bedroom flat for sale

[+ Add to report](#)

Tedder Street, Aberdeen

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Mar 2023 to 12 Jul 2023 (110 days) by RE/MAX City and Shire, Aberdeen

£65,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £680 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

[+ Add to report](#)

Harris Drive, Aberdeen

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Aug 2025 to 22 Aug 2025 (15 days) by Martin & Co, Aberdeen

£680 pcm



2 bedroom flat

[+ Add to report](#)

Pennan Road, Tillydrone, Aberdeen, AB24

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Dec 2025 to 2 Mar 2026 (80 days) by DJ Alexander, Aberdeen

£650 pcm

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.



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Formartine Road, Aberdeen, AB24

PROPERTY ID: 226995458

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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