

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Abernethy Road, Broughty  
Ferry, Dundee, DD5

224446129

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Abernethy Road, Broughty Ferry, Dundee, DD5

This property has a potential to rent for **£662** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to market rate.

**Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.**

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



Abernethy Road,  
Broughty Ferry, Dundee,  
DD5

224446129



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Kept in good condition**

**Well placed for access to local amenities**

**Factor Fees: £58.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Market Rent: £662 PM**

# Lounge



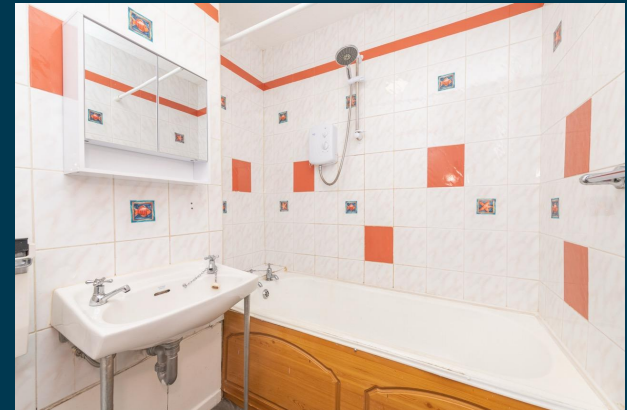
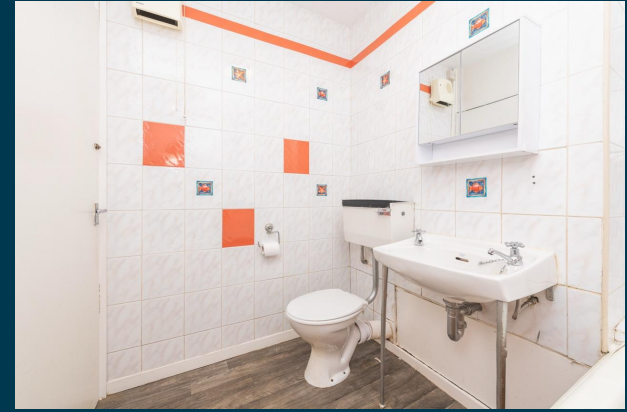
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 75,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £18,750.00 |
| ADS @ 8%         | £6,000.00  |
| LBTT Charge      | £0         |
| Legal Fees       | £1,000.00  |
| Total Investment | £25,750.00 |

# Projected Investment Return



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.



|                                       |                  |
|---------------------------------------|------------------|
| <b>Returns Based on Rental Income</b> | <b>£662</b>      |
| Mortgage Payments on £56,250.00 @ 5%  | <b>£234.38</b>   |
| Est. Building Cover (Insurance)       | <b>£15.00</b>    |
| Approx. Factor Fees                   | <b>£58.00</b>    |
| Ground Rent                           | <b>FREEHOLD</b>  |
| Letting Fees                          | <b>£66.20</b>    |
| <b>Total Monthly Costs</b>            | <b>£373.58</b>   |
| <b>Monthly Net Income</b>             | <b>£288.43</b>   |
| <b>Annual Net Income</b>              | <b>£3,461.10</b> |
| <b>Net Return</b>                     | <b>13.44%</b>    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,137.10**  
Adjusted To

Net Return                      **8.30%**

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

Annual Net Income      **£2,336.10**  
Adjusted To

Net Return                      **9.07%**

# 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 £80,000.



£80,000

## 1 bedroom flat for sale

+ Add to re

Abernethy Road, Dundee, DD5

NO LONGER ADVERTISED

Marketed from 14 Mar 2020 to 21 Jan 2021 (312 days) by Purplebricks, covering Scotland



£75,000

## 1 bedroom apartment for sale

+ Add to

Abernethy Road, Broughty Ferry, Dundee

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Sep 2024 to 17 Jun 2025 (281 days) by Rosie Fraser Real Estate, Dundee

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

## 1 bedroom flat

+ Add to repo

3E Aberfoyle Gardens, Dundee, DD5 3EE

NO LONGER ADVERTISED

Marketed from 15 Jul 2025 to 25 Jul 2025 (9 days) by Direct Lettings (Scotland) Ltd, Dundee



£675 pcm

## 1 bedroom flat

+ Add to r

3E Aberfoyle Gardens, Dundee, DD5 3EE






NO LONGER ADVERTISED

Marketed from 1 Apr 2026 to 24 Apr 2026 (22 days) by Direct Lettings (Scotland) Ltd, Dundee

# 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: **No**
-  Current term of tenancy: **No**
-  Standard Tenancy Agreement In Place: **No**
-  Payment history: **No**
-  Fully compliant tenancy: **No**  
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.



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DD5

PROPERTY ID: 224446129

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.



**LETPROPERTY**