

LET PROPERTY PACK

INVESTMENT INFORMATION

North Anderson Drive,
Aberdeen, AB16 7GJ

227693684

 www.letproperty.co.uk





Property Description

Our latest listing is in North Anderson Drive, Aberdeen, AB16 7GJ

Get instant cash flow of **£778** per calendar month with a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £778

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
ADS @ 8%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,700.00

Projected Investment Return



The monthly rent of this property is currently set at £778 per calendar month but the potential market rent is

£ 850



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.



Returns Based on Rental Income	£778	£850
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1,081.00	
Ground Rent	FREEHOLD	
Letting Fees	£77.80	£85.00
Total Monthly Costs	£1,455.05	£1,462.25
Monthly Net Income	-£677.05	-£612.25
Annual Net Income	-£8,124.60	-£7,347.00
Net Return	-26.46%	-23.93%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£9,047.00**
Adjusted To

Net Return **-29.47%**

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

Annual Net Income **-£8,697.00**
Adjusted To

Net Return **-28.33%**

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 £110,000.



2 bedroom flat for sale

Clifton Road, Aberdeen

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Feb 2021 to 7 Apr 2022 (412 days) by Express Estate Agency, Nationwide

£110,000



2 bedroom flat for sale

Queen Street, Aberdeen

NO LONGER ADVERTISED

Marketed from 2 Feb 2023 to 7 Aug 2023 (186 days) by Yopa, Scotland & The North

£98,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

North Anderson Drive, Aberdeen, AB16

NO LONGER ADVERTISED

Marketed from 3 Apr 2026 to 14 May 2026 (41 days) by OpenRent, London



£795 pcm

2 bedroom flat

Great Northern Road, Aberdeen,

NO LONGER ADVERTISED

Marketed from 2 Jun 2026 to 8 Jul 2026 (35 days) by Aberdeen Property Leasing, Aberdeen

+ Add

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
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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PROPERTY ID: 227693684

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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