

LET PROPERTY PACK

INVESTMENT INFORMATION

Mugiemoss Road,
Bucksburn, Aberdeen,
AB21

219506171

 www.letproperty.co.uk





Property Description

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

This property has a potential to rent for **£595** which would provide the investor a Gross Yield of **11.9%** 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...



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Property Key Features

1 Bedroom

1 Bathroom

Spacious Living Spaces

Well-Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £595

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 8%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£20,800.00

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.



Returns Based on Rental Income	£595
Mortgage Payments on £45,000.00 @ 5%	£187.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£59.50
Total Monthly Costs	£262.00
Monthly Net Income	£333.00
Annual Net Income	£3,996.00
Net Return	19.21%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,806.00**
Adjusted To

Net Return **13.49%**

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

Annual Net Income **£3,096.00**
Adjusted To

Net Return **14.88%**

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

1 bedroom flat for sale

[+ Add to report](#)

Mugiemoss Road, Aberdeen, AB21

NO LONGER ADVERTISED

Marketed from 24 Oct 2021 to 18 May 2022 (206 days) by Purplebricks, covering Aberdeen



£60,000

1 bedroom apartment for sale

[+ Add to report](#)

Ferguson Court, Buckburn, Aberdeen, Aberdeenshire

NO LONGER ADVERTISED

Marketed from 18 Feb 2022 to 17 Jun 2022 (118 days) by Springbok Properties, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

1 bedroom flat

+ Add to report

Mugiemoss Road, Bucksburn, Aberdeen, AB21

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Aug 2023 to 4 Sep 2023 (12 days) by DJ Alexander, Aberdeen



£425 pcm

1 bedroom flat

+ Add to report

Mugiemoss Road, Bucksburn, Aberdeen, AB21

NO LONGER ADVERTISED

Marketed from 5 Jan 2022 to 31 Jan 2022 (26 days) by Northwood, Aberdeen



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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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