

LET PROPERTY PACK

INVESTMENT INFORMATION

Duff Street, Macduff, AB44

226989100

 www.letproperty.co.uk





Property Description

Our latest listing is in Duff Street, Macduff, AB44

This property has a potential to rent for **£525** which would provide the investor a Gross Yield of **15.8%** 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...



Duff Street, Macduff,
AB44

226989100



Property Key Features

2 bedrooms

1 bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: VACANT

Market Rent: £525 PM

Lounge



Kitchen



Bedrooms



Exterior





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

PROPERTY VALUATION

£ 40,000

ADS @ 8%	£3,200
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£44,200

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£525
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£52.50
Total Monthly Costs	£67.50
Monthly Net Income	£457.50
Annual Net Income	£5,490.00
Net Return	12.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,440**
Adjusted To

Net Return **10.05%**



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 £64,500.



£64,500

2 bedroom flat for sale

+ Add to rep

Manner Street, Macduff, AB44

NO LONGER ADVERTISED

Marketed from 11 Sep 2025 to 14 Nov 2025 (64 days) by Purplebricks, covering Aberdeen



£59,995

2 bedroom end of terrace house for sale

+ Add to repor

Deyhill, MACDUFF, AB44 1PX

NO LONGER ADVERTISED

Marketed from 5 Jul 2025 to 16 Apr 2026 (285 days) by Brighton & Beck, Ayr

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

2 bedroom flat

+ Add to report

Delgaty Crescent, Turriff, Aberdeenshire, AB53

NO LONGER ADVERTISED LET AGREED

Marketed from 19 Feb 2025 to 15 Apr 2025 (54 days) by DJ Alexander, Inverurie



£525 pcm

1 bedroom flat

+ Add to report

McDonald Court, The Square, Turriff, AB53






NO LONGER ADVERTISED LET AGREED

Marketed from 1 Oct 2025 to 28 Oct 2025 (26 days) by DJ Alexander, Inverurie

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: **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.



www.letproperty.co.uk

Duff Street, Macduff, AB44

PROPERTY ID: 12345678

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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