

# TENANTED PROPERTY AUCTION PACK



## INVESTMENT INFORMATION

Mugiemoss Road,  
Aberdeen, AB21 9PA

219506171





## PROPERTY DESCRIPTION

Our latest listing is in Mugiemooss Road, Aberdeen, AB21 9PA

This property has a potential to rent for **£595** which would provide the investor a Gross Yield of **13.0%** if the rent was increased to full 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.**

Please read full legal pack for detailed property information.

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



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## Property Key Features

1 Bedroom

1 Bathroom

Compact Living Space

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Market Rent: £595

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Purchase Outlay



## ASSUMED PURCHASE PRICE

**£55,000**

10% Deposit (£5,000 Minimum)    **£5,500**

Buyers Premium    **£6,000**

Paid On Accepted Bid    **£11,500**

Purchase Balance    **£49,500**

SDLT Charge    **£2,750**

Est. Legal Fees    **~£1,000**

Balance Paid On Settlement    **£53,250**

Your total all in costs would be ~£53,250 after taxes and fees based on a purchase price of £55,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

# 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 £64,000.



**£64,000**

## 1 bedroom flat for sale

Newton Terrace, Bucksburn, Aberdeen, AB21

NO LONGER ADVERTISED

Marketed from 27 Jan 2026 to 24 Jul 2026 (178 days) by Northwood, Aberdeen

+ Add to report



**£55,000**

## 1 bedroom flat for sale

Mugiemoss Road, Aberdeen, Aberdeenshire, AB21

NO LONGER ADVERTISED

Marketed from 22 Aug 2025 to 2 Jun 2026 (284 days) by Let Property Sales & Management, Glasgow

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £610 based on the analysis carried out by our lettings team.



**£610 pcm**

## 1 bedroom flat

[+ Add to report](#)

Mugiemoss Road, Bucksburn, Aberdeen, AB21

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Mar 2026 to 14 Apr 2026 (36 days) by DJ Alexander, Aberdeen



**£595 pcm**

## 1 bedroom flat

[+ Add to report](#)

Bucksburn, Aberdeen, AB21

NO LONGER ADVERTISED

Marketed from 13 Apr 2026 to 20 Apr 2026 (6 days) by OpenRent, London



Interested in this  
**property investment?**

Call us on  
**0161 394 2637**

Mugiemoss Road, Aberdeen, AB21 9PA

**PROPERTY ID: 219506171**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.