

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Grampian Road Aberdeen
AB11

226559268





PROPERTY DESCRIPTION

Our latest listing is in Grampian Road
Aberdeen AB11

Rent currently agreed with tenant of **£300** per
calendar month which calculates to a **6.0%**
Gross Yield for investors.

This property has a potential to rent for **£540**
which would provide the investor a Gross Yield
of **10.8%** 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...**



Grampian Road
Aberdeen AB11

226559268

Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

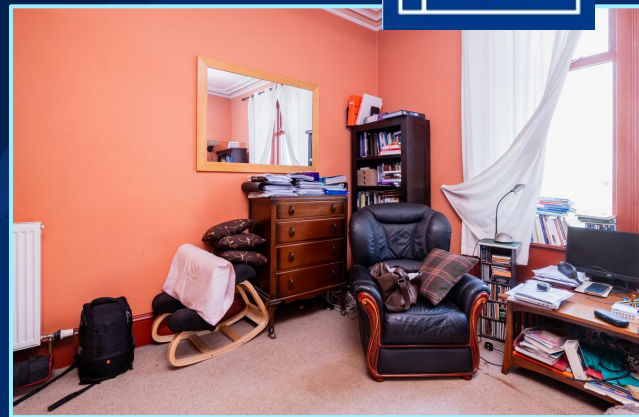
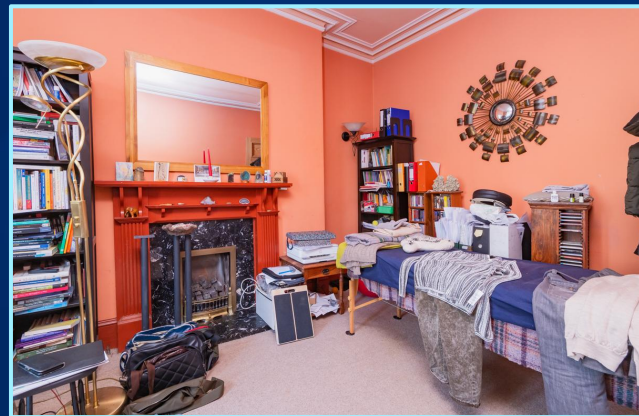
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

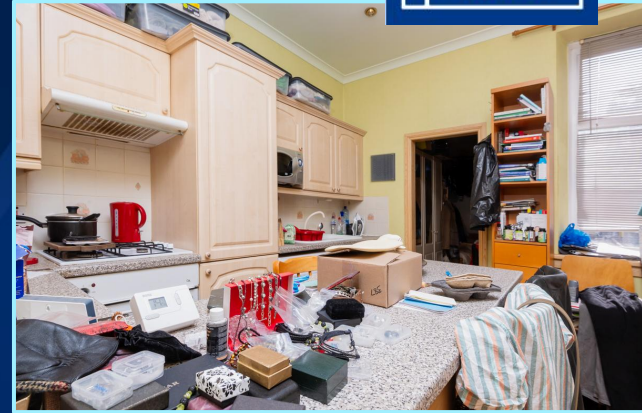
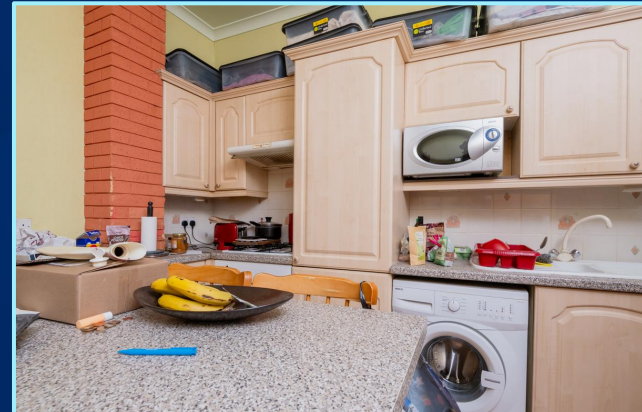
Current Rent: £300

Market Rent: £540

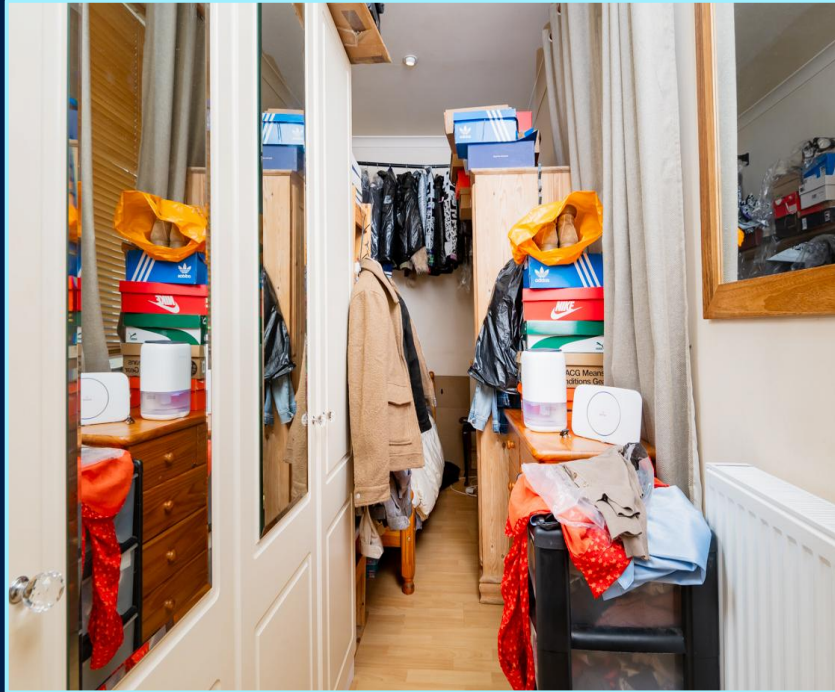
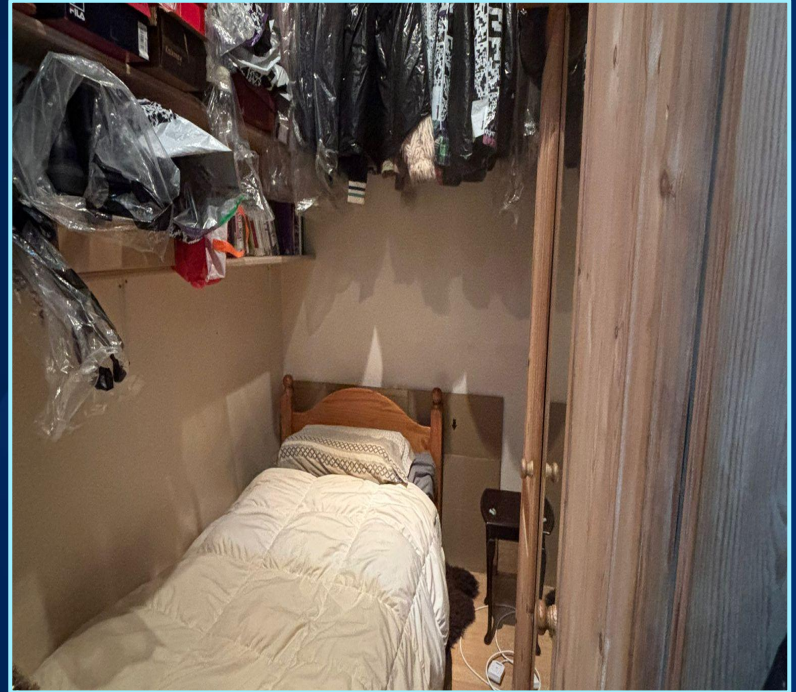
Lounge



Kitchen



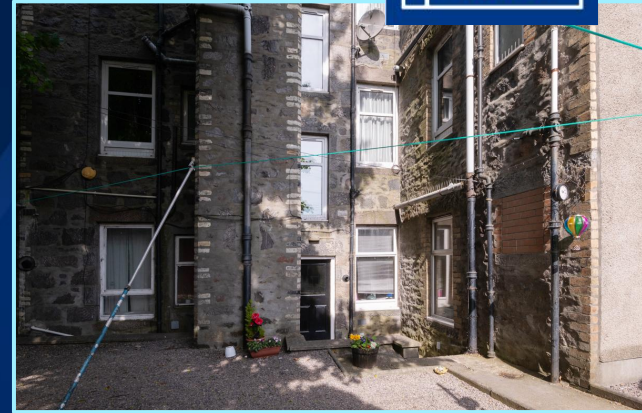
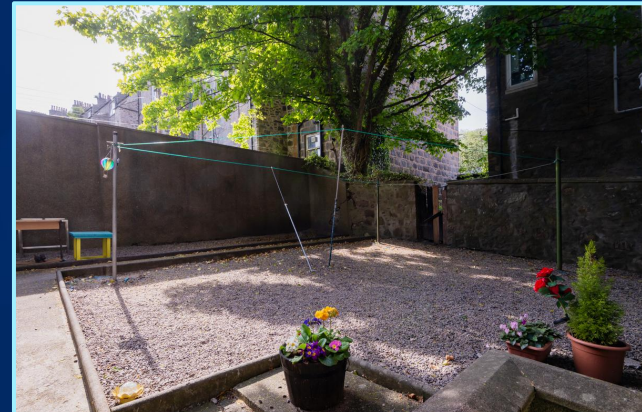
Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£60,000

10% Deposit (£5,000 Minimum) **£6,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£12,000**

Purchase Balance **£54,000**

ADS @ 8% **£4,800**

LBTT Charge **£0**

Est. Legal Fees **~£2,000**

Balance Paid On Settlement **£60,800**

Your total all in costs would be ~£60,800 after taxes and fees based on a purchase price of £60,000. 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 £79,000.



£79,000

1 bedroom flat for sale

1/R, 69 Fonthill Road, Aberdeen, AB11 6UQ

CURRENTLY ADVERTISED

Marketed from 23 Jul 2026 by Prime Property Auctions (Scotland) Ltd, Glasgow

+ Add to report



£75,000

1 bedroom flat for sale

GFL, 179 Hardgate. AB11 6YB

CURRENTLY ADVERTISED

Marketed from 1 Sep 2025 by eXp UK, Scotland

+ Add to report

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 lettings team.



£695 pcm

1 bedroom flat

Strawberry Bank Parade, Aberdeen, AB11

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jul 2026 to 5 Aug 2026 (15 days) by DJ Alexander, Aberdeen

+ Add to report



£690 pcm

1 bedroom flat

West Craibstone Street, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 20 Jul 2026 to 6 Aug 2026 (17 days) by Aberdeen Property Leasing, Aberdeen

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Grampian Road Aberdeen AB11

PROPERTY ID: 226559268

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.