

LET PROPERTY PACK

INVESTMENT INFORMATION

McIntosh Crescent,
Aberdeen, AB21 7AF

225097113

 www.letproperty.co.uk





Property Description

Our latest listing is in McIntosh Crescent, Aberdeen, AB21 7AF

Get instant cash flow of **£750** per calendar month with a **8.2%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £90

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
ADS @ 8%	£8,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£37,300.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month.



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	£750
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£90.00
Ground Rent	Freehold
Letting Fees	£75.00
Total Monthly Costs	£523.75
Monthly Net Income	£226.25
Annual Net Income	£2,715.00
Net Return	7.28%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,215.00**
Adjusted To

Net Return **3.26%**

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

Annual Net Income **£1,065.00**
Adjusted To

Net Return **2.86%**

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.



£110,000

2 bedroom flat for sale

+ Add to report

49 Grampian Gardens, Aberdeen, AB21 7LF

NO LONGER ADVERTISED

Marketed from 7 Oct 2025 to 9 Jan 2026 (93 days) by Prime Property Auctions (Scotland) Ltd, Glasgow



£100,000

2 bedroom flat for sale

+ Add to report

Victoria Street, Dyce

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jul 2025 to 30 Jul 2025 (2 days) by Compass Estates, Livingston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom flat

McIntosh Crescent, Dyce, Aberdeen, AB21

NO LONGER ADVERTISED

Marketed from 6 Aug 2025 to 13 Aug 2025 (6 days) by Northwood, Aberdeen

+ Add to report



£750 pcm

2 bedroom flat

McIntosh Crescent, Dyce, Aberdeen, AB21

NO LONGER ADVERTISED

LET AGREED






Marketed from 31 Oct 2024 to 3 Dec 2024 (33 days) by DJ Alexander, Aberdeen

+ Add to report

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**
-  Current term of tenancy: **4+ years**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**
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.



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PROPERTY ID: 225097113

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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