

LET PROPERTY PACK

INVESTMENT INFORMATION

Birnie Place, Boddam,
Peterhead, AB42 3LZ

224262353

 www.letproperty.co.uk





Property Description

Our latest listing is in 18 Birnie Place, Boddam, Peterhead, AB42 3LZ

Get instant cash flow of **£600** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

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...



18 Birnie Place, Boddam,
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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £600

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 8%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,700.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 750



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	£600	£750
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£75.00
Total Monthly Costs	£356.25	£371.25
Monthly Net Income	£243.75	£378.75
Annual Net Income	£2,925.00	£4,545.00
Net Return	9.53%	14.80%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,045.00**
Adjusted To

Net Return **9.92%**

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

Annual Net Income **£3,195.00**
Adjusted To

Net Return **10.41%**

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 £115,000.



£115,000

2 bedroom semi-detached house for sale

[+ Add to report](#)

Birnie Place, Peterhead, AB42

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Sep 2025 to 28 Nov 2025 (77 days) by Purplebricks, covering Aberdeen



£100,000

3 bedroom semi-detached house for sale

[+ Add to report](#)

High Street, Buchanhaven, Peterhead, Aberdeenshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Apr 2025 to 16 Dec 2025 (237 days) by Springbok Properties, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom end of terrace house

+ Add to report

Claymore Crescent, Boddam, Peterhead, Aberdeenshire, AB42

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jun 2025 to 1 Aug 2025 (56 days) by DJ Alexander, Inverurie



£700 pcm

3 bedroom terraced house

+ Add to report

School Road, Peterhead, AB42

NO LONGER ADVERTISED

Marketed from 7 Jan 2025 to 12 Jan 2025 (4 days) by OpenRent, London

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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3LZ

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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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