

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Balgownie Court,  
Aberdeen, AB24 1XF

224544545

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Balgownie Court, Aberdeen, AB24 1XF

Get instant cash flow of **£600** per calendar month with a **13.1%** Gross Yield for investors.

This property has a potential to rent for **£659** which would provide the investor a Gross Yield of **14.4%** 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...**



Balgownie Court,  
Aberdeen, AB24 1XF

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## Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £600

Market Rent: £659

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed

purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 55,000.00

25% Deposit	<b>£13,750.00</b>
Stamp Duty ADS @ 8%	<b>£4,400.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£19,150.00</b>

# Projected Investment Return



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.



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

£ 659



Returns Based on Rental Income	£600	£659
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£65.90
<b>Total Monthly Costs</b>	<b>£246.88</b>	<b>£252.78</b>
<b>Monthly Net Income</b>	<b>£353.13</b>	<b>£406.23</b>
<b>Annual Net Income</b>	<b>£4,237.50</b>	<b>£4,874.70</b>
<b>Net Return</b>	<b>22.13%</b>	<b>25.46%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,556.70**  
Adjusted To

Net Return                      **18.57%**

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

Annual Net Income      **£4,049.70**  
Adjusted To

Net Return                      **21.15%**

# 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 £76,000.



£76,000

## 2 bedroom flat for sale

+ Add to report

, King Street, Aberdeen, AB241SL

NO LONGER ADVERTISED

Marketed from 26 Sep 2025 to 1 Oct 2025 (4 days) by Future Property Auctions, Glasgow



£60,000

## 2 bedroom flat for sale

+ Add to report

St. Ninians Court, Aberdeen, AB24

CURRENTLY ADVERTISED

Marketed from 11 Jul 2025 by Yopa, Scotland & The North

# 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 flat

Lord Hays Grove, Old Aberdeen, AB24

CURRENTLY ADVERTISED

Marketed from 27 Jan 2026 by Aberdeen Property Leasing, Aberdeen

+ Add to report



£700 pcm

## 2 bedroom flat

Seaton Drive, Aberdeen

CURRENTLY ADVERTISED

Marketed from 16 Feb 2026 by Martin & Co, 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**

 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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PROPERTY ID: 224544545

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.



**LETPROPERTY**