

LET PROPERTY PACK

INVESTMENT INFORMATION

Crombie Place, Westhill,
AB32

224864732

 www.letproperty.co.uk





Property Description

Our latest listing is in Crombie Place, Westhill, AB32

Get instant cash flow of **£525** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£654** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Crombie Place, Westhill,
AB32

224864732



Property Key Features

1 bedroom

1 bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £525

Market Rent: £654

Lounge



Kitchen



Bedroom



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 8%	£6,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£29,050.00

Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 654



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	£525	£654
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£52.50	£65.40
Total Monthly Costs	£333.13	£346.03
Monthly Net Income	£191.88	£307.98
Annual Net Income	£2,302.50	£3,695.70
Net Return	7.93%	12.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,387.70**
Adjusted To

Net Return **8.22%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£2,420.70**
Adjusted To

Net Return **8.33%**

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 £105,000.



£105,000

1 bedroom ground floor flat for sale



Crombie Drive, Westhill, AB32

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jul 2022 to 24 Nov 2022 (142 days) by Purplebricks, covering Aberdeen

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 letting team at **Let Property Management**.



£610 pcm

1 bedroom flat

Bankhead Road, Bucksburn, Aberdeen, AB21

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Dec 2025 to 15 Jan 2026 (43 days) by DJ Alexander, Aberdeen



£600 pcm

1 bedroom flat

31 Malcolm Road, Peterculter, Aberdeen, AB14 0XA

NO LONGER ADVERTISED

Marketed from 12 Feb 2026 to 18 Feb 2026 (6 days) by Homeguard Leasing, Aberdeen



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: **Rolling**

 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.



www.letproperty.co.uk

Crombie Place, Westhill, AB32

PROPERTY ID: 224864732

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