



Portfolio

# ARDEN STREET

Edinburgh, EH9 1BW

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**Fixed Price £409,995**

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Tenanted 4 bed HMO investment property in the Marchmont area of Edinburgh. This top floor property is within a short walk of The Meadows, Edinburgh University, Old Town, and Princes Street. The property is located within a traditional tenement with the accommodation comprising a hall, spacious open plan kitchen/living room, 3 double bedrooms, 1 single bedroom, study, and main bathroom. The property benefits from a popular location and gas central heating.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully HMO compliant and the tenant has been resident since June 2024 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £33,600 representing an immediate yield of 8.2%.The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £420K

Marchmont is a popular residential area of Edinburgh that lies roughly one mile to the south of the Old Town, separated from it by The Meadows and Bruntsfield Links. The area is popular with professionals and students due to its proximity of Edinburgh University.

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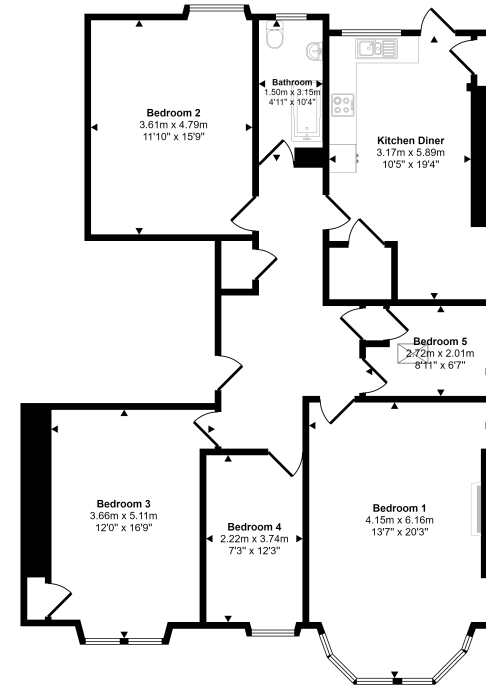




## FEATURES

- Buy-to-let Investment
- Tenanted & Fully HMO Compliant
- 4 Bedrooms
- Home Report £420,000
- Current rental £2800pm
- Current Yield 8.2%
- 127 sq m
- EPC Rating: E
- Furnished Let
- No Buyer Fees

Approx Gross Internal Area  
121 sq m / 1300 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snazzy 360.

### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.