



# Portfolio

## DUNDEE TERRACE

Edinburgh, EH11 1DP

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**Fixed price £165,000**

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A superb opportunity for investors to acquire this well-presented top-floor one-bedroom flat, located on Dundee Terrace in Edinburgh's sought-after Polwarth area. The property is part of a modern, well-maintained block and is being sold with a tenant in situ, offering a ready-made income-generating investment. The accommodation comprises: entrance hallway with two storage cupboards, lounge with open outlook, fully fitted kitchen, double bedroom with built-in wardrobes, modern shower room with WC and wash hand basin. The flat benefits from electric heating, double glazing, a secure entryphone system, and being fully compliant for the rental market.

The property is being sold with tenants in situ as a buy-to-let investment. The property is fully compliant, and the tenant has been resident since December 2021, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £10,800, which represents an immediate yield of 6.5%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £165K. The communal areas are factored by Trinity Factors for approximately £85 per month.

Situated in the popular Polwarth area, the flat is ideally located for access to Bruntsfield, Morningside, and Fountain Park, with its wide range of cafes, shops, and leisure facilities. Public transport links are excellent, with frequent buses into Edinburgh city centre just minutes away.

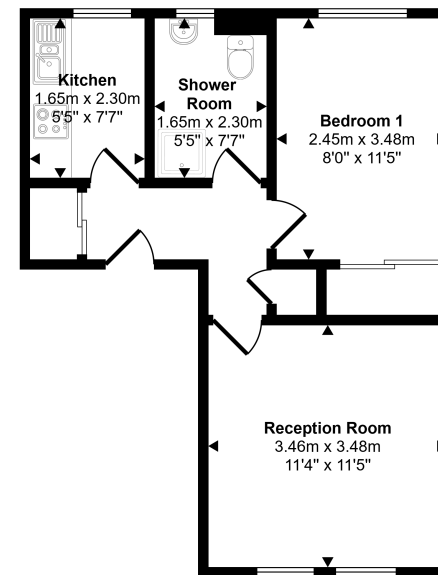
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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £165K
- Current Rental £900pm
- Current Yield 6.5%
- 38 sq m
- EPC Rating D
- Furnished Let

Approx Gross Internal Area  
36 sq m / 391 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 Snappy 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.