



Portfolio

THISTLE STREET LANE NORTH WEST

Edinburgh, EH2 1EA

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Fixed Price £509,995

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Exceptional 4 bedroom tenanted investment property located in Edinburgh's New Town. A rare opportunity to acquire a spacious four-bedroom tenanted buy-to-let apartment in the heart of Edinburgh's prestigious New Town – an area renowned for its architectural heritage, central location, and strong rental demand. Occupying the first floor of a four-storey C-listed building, originally constructed circa 1820 as warehouse premises, this character-filled property blends historic charm with substantial rental potential.

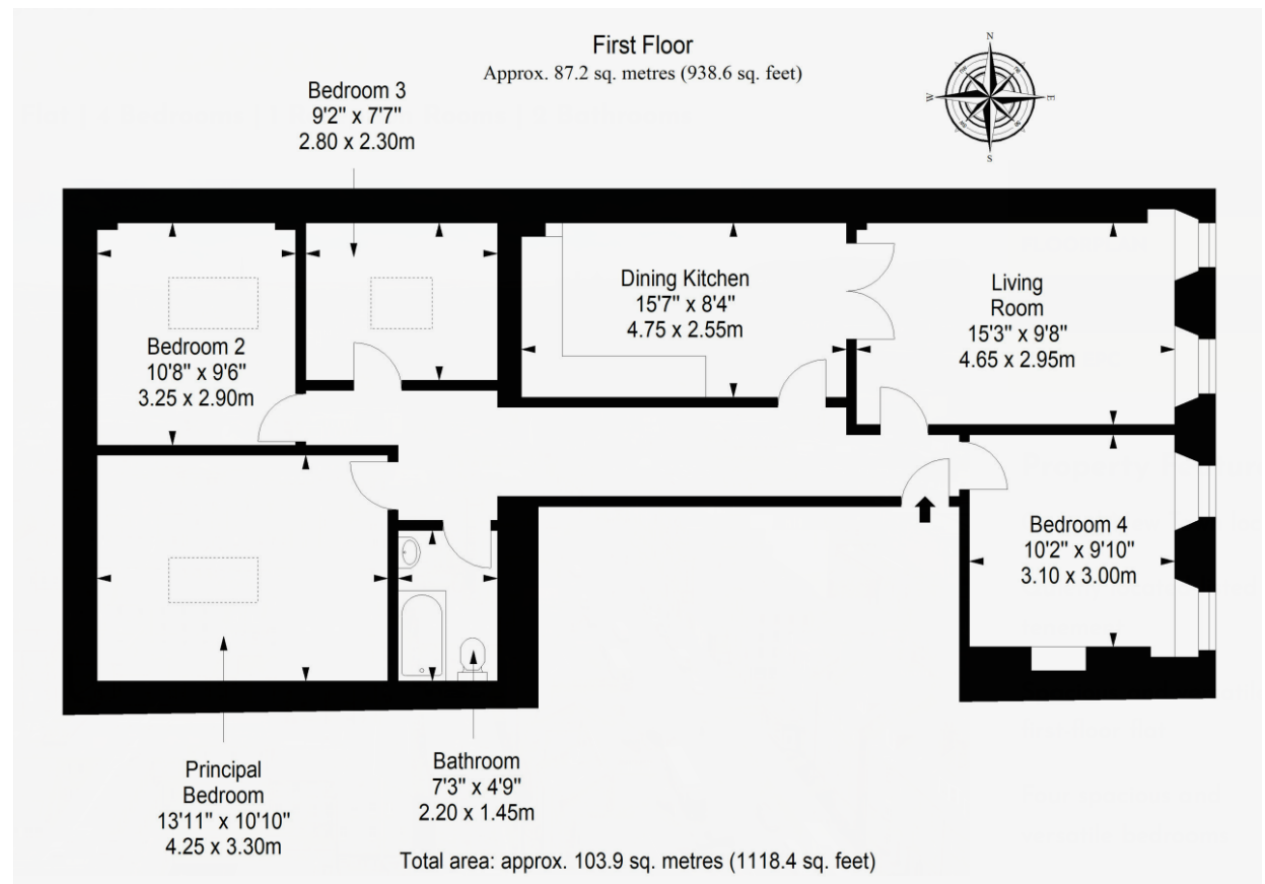
The accommodation comprises: entrance hall, bright open-plan living room and kitchen, four generously sized bedrooms, main bathroom, and additional shower room. The property features gas central heating, timber frame single glazed windows, and is fully HMO compliant. Its historic charm, large layout, and prime location make it highly attractive to tenants seeking city-centre living.

The property is being sold with tenants in situ, offering immediate income for investors. Located in the iconic New Town, a UNESCO World Heritage Site, the property enjoys proximity to George Street, Princes Street, Waverley Station, and numerous shops, cafes, and transport links, ensuring continued high tenant demand and low vacancy rates.

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FEATURES

- Buy-to-let Investment
- Tenanted & HMO compliant
- Home Report : £525,000
- 4 Bedrooms
- Annual Rental Income £40,800
- Current Yield 8%
- Furnished Let
- EPC Rating C
- 115 sq m
- No Buyer Fees



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.