



Portfolio

## 23 FLAT 2 BALFOUR STREET

Edinburgh, EH6 5DG

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**Fixed Price £167,499**

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Tenanted 1 bedroom buy-to-let investment property just off Leith Walk, Edinburgh. This ground floor property is located within a traditional tenement building with the accommodation comprising a hallway, living room, double bedroom, internal kitchen, and internal bathroom. The property benefits from being in good decorative order with gas central heating, double glazing, and within minutes' walk of a tram stop.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully 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 £10,200 representing an immediate yield of 6.1%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £175K.

Balfour Street is a quiet leafy street located just off Leith Walk which benefits from zone parking. Ideally situated with Pilrig Park at one end of the street and the bustling Leith Walk at the other end, offering many cafes, bars, and restaurants.

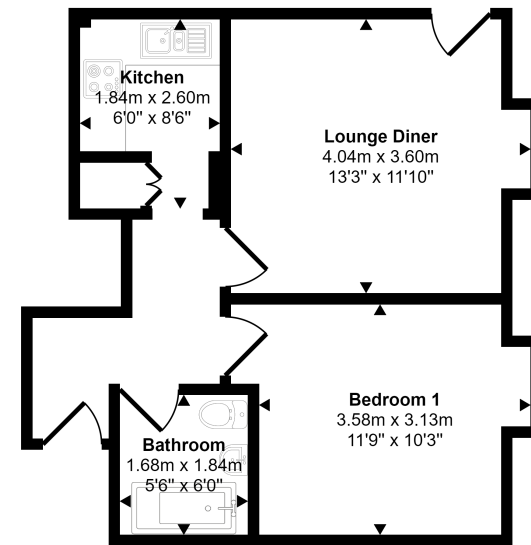
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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £175K
- Current Rental £850pm
- Current Yield 6.1%
- EPC Rating: D
- 37 sq m
- Unfurnished Let
- No Buyer Fees

Approx Gross Internal Area  
39 sq m / 415 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.