

Portolio

FLAT 1, 16 CLOCKMILL LANE

Edinburgh, EH8 8HY

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Fixed Price £219,995

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An excellent investment opportunity, this tenanted two-bedroom first-floor property is ideally situated near Holyrood Park, offering easy access to Edinburgh's City Centre. The property comprises an entrance hall, a spacious open plan lounge and kitchen, 2 double bedrooms, both with built-in wardrobes, the main bedroom has an ensuite shower, bathroom with plumbed shower. The property benefits from double glazing, gas central heating, well-maintained communal areas, and private parking space. It is fully compliant with current rental regulations, making it a hassle-free investment. The communal areas are professionally managed by James Gibb at approximately £230 per quarter.

This buy-to-let investment is being sold with tenants in situ, ensuring rental income from day one. The long-term tenant has been in residence since 2022, generating an annual rental income of £14,784, offering an immediate yield of 6.7%. The property is let unfurnished and sold as seen. The Home Report value is £225K.

Meadowbank is a popular residential area in Edinburgh, located just east of the city centre. It is well-known for its great transport links, proximity to Holyrood Park, and a mix of modern and traditional properties. Don't miss this opportunity to secure a strong-performing rental property in a sought-after location.

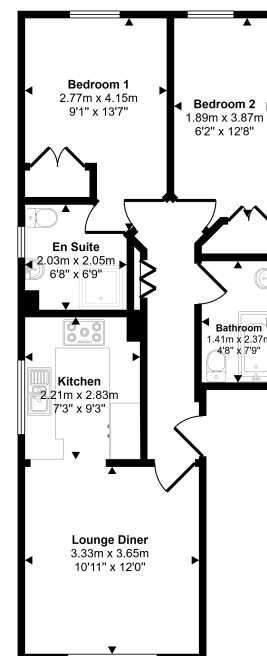
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FEATURES

- Buy-to-let Investment
- Tenanted & fully compliant
- Home Report £225K
- 2 Bedrooms
- Current rental £1232pm
- Current Yield 6.7%
- EPC Rating C
- 52 sq m
- Furnished Let
- No Buyer Fees

Approx Gross Internal Area
52 sq m / 559 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.