

Portolio



18 SIGHTHILL ROAD

Edinburgh, EH11 4PD

Fixed price £184,995

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Tenanted 3 bedroom double upper villa situated in Sighthill, Edinburgh. This buy-to-let investment property comprises an entrance hallway, bay window lounge, kitchen, three bedrooms, and bathroom with a plumbed shower. The property also benefits from a floored attic, private rear garden, garage, gas central heating, double glazing and is fully compliant for the rental market.

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 August 2020 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £11,940 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 £195K.

Sighthill is an area in the west of Edinburgh. The property is within easy reach of Heriot Watt University, Edinburgh Park, The Gyle Shopping Centre, and Edinburgh Airport. The Edinburgh City Bypass and M8 provide quick and easy access by car to further afield.

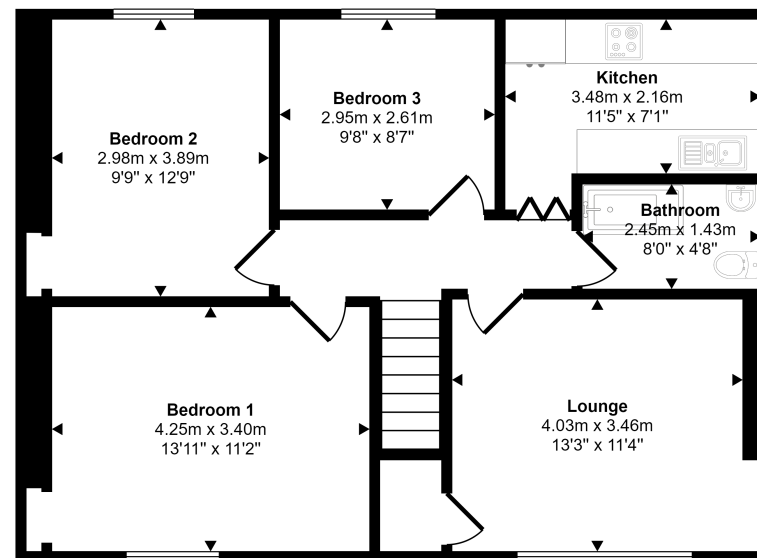
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FEATURES

- Buy-To-Let Investment
- Tenanted & Fully Compliant
- 3 Bedrooms
- Home Report : £195,000
- Current Rental £995pm
- Current Yield 6.5%
- Furnished Let
- 96 sq m
- EPC Rating: C
- No Buyer Fees

Approx Gross Internal Area
73 sq m / 791 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.