

Portolio



24 KIRK STREET

Edinburgh, EH6 5EZ

.....

Fixed Price £159,995

0333 344 2855 | property@portolio.co.uk



Located on Kirk Street in the popular Leith area of Edinburgh, this ground floor one-bedroom flat offers an excellent buy-to-let investment opportunity in one of Scotland's strongest rental markets. The property forms part of a traditional building dating from circa 1920 and comprises an entrance hallway, a bright living room open to the kitchen, a double bedroom, and a shower room. The flat benefits from a gas-fired central heating system, while timber sash and case single-glazed windows maintain the property's traditional character.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, and the current tenants have been resident since November 2022, providing rental income on day 1 of purchase. The rent from 1st March 2026 will be £850 per month. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £170K.

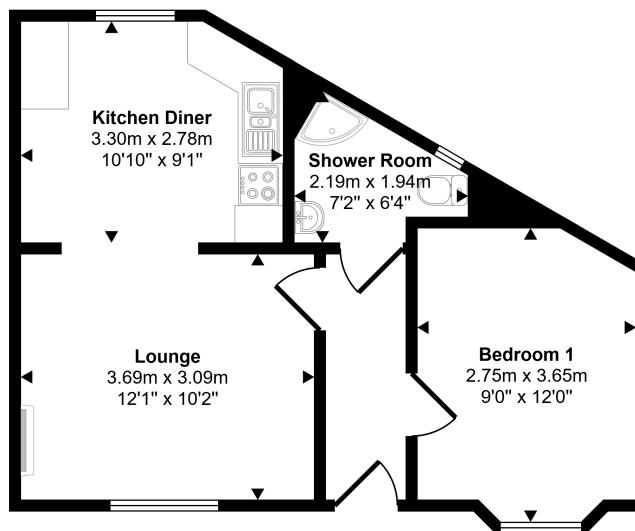
Edinburgh consistently ranks as one of the UK's most desirable cities for property investment, underpinned by strong tenant demand, limited housing supply, and long-term capital growth. As Scotland's capital, the city benefits from a diverse economy, world-class universities, a thriving financial and tech sector, and a constant inflow of professionals, students, and relocators. Areas such as Leith continue to see sustained demand due to their proximity to the city centre, excellent transport links, and ongoing regeneration. These fundamentals combine to deliver resilient rental performance and attractive long-term returns, making Edinburgh a compelling choice for buy-to-let investors.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £170K
- £10K discount
- Current Rental £850pm
- Yield 6.4%
- EPC Rating D
- 42 Sq m
- Furnished Let

Approx Gross Internal Area
38 sq m / 411 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.