

Portfolio



CAUSEWAYSIDE

Edinburgh, EH9 1PN

Fixed Price £179,995

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An attractive tenanted buy-to-let investment located on Causewayside, lying just south of Edinburgh city centre within the popular Newington area. This well-presented top floor flat offers bright and practical accommodation extending to 43 sq. m., and is ideally positioned for access to the University of Edinburgh, The Meadows, and the city's excellent amenities. Accommodation comprises: entrance hallway, living room with study area off, fitted kitchen, double bedroom, and bathroom with WC. The property benefits from gas central heating, UPVC double-glazed windows, and being fully compliant for the rental market.

The property is being sold with tenants in situ, providing immediate rental income from day one. The current tenancy has been in place since January 2023, generating £970 per month. Based on the fixed price of £179,995, this produces an attractive gross yield of 6.5%.

Situated in one of Edinburgh's most sought-after rental areas, Causewayside enjoys consistent demand from professionals and students alike. With its close proximity to the University, city centre, and transport links, this property represents a strong, low-maintenance investment opportunity in a high-demand location.

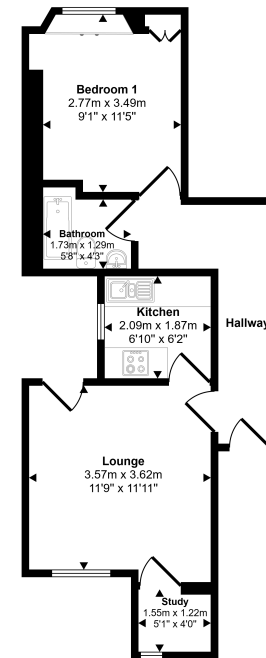
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £180,000
- Current Rental £970pm
- Current Yield 6.5%
- EPC Rating D
- Furnished Let
- 43 sq m
- No Buyer Fees

Approx Gross Internal Area
41 sq m / 445 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.