

The background of the entire slide is a photograph of the Edinburgh skyline, featuring the Scott Monument and other historic buildings. A semi-transparent teal overlay covers the entire image. The title 'EDINBURGH PORTFOLIO' is centered in a large, bold, yellow sans-serif font.

EDINBURGH PORTFOLIO

Fully let residential portfolio comprising of 6 properties in
and around Edinburgh



INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

EDINBURGH PORTFOLIO

- A small portfolio comprising of 6 properties in Edinburgh
- Tenanted & compliant
- Properties are fully let, producing an income of £75,408 pa
- This is a current gross yield of 5.8%
- Potential market yield is 6.1%
- The portfolio consists of standard construction types
- The portfolio has an estimated valuation of £1,330,000
- Offers invited around £1,290,100
- Properties are in good condition

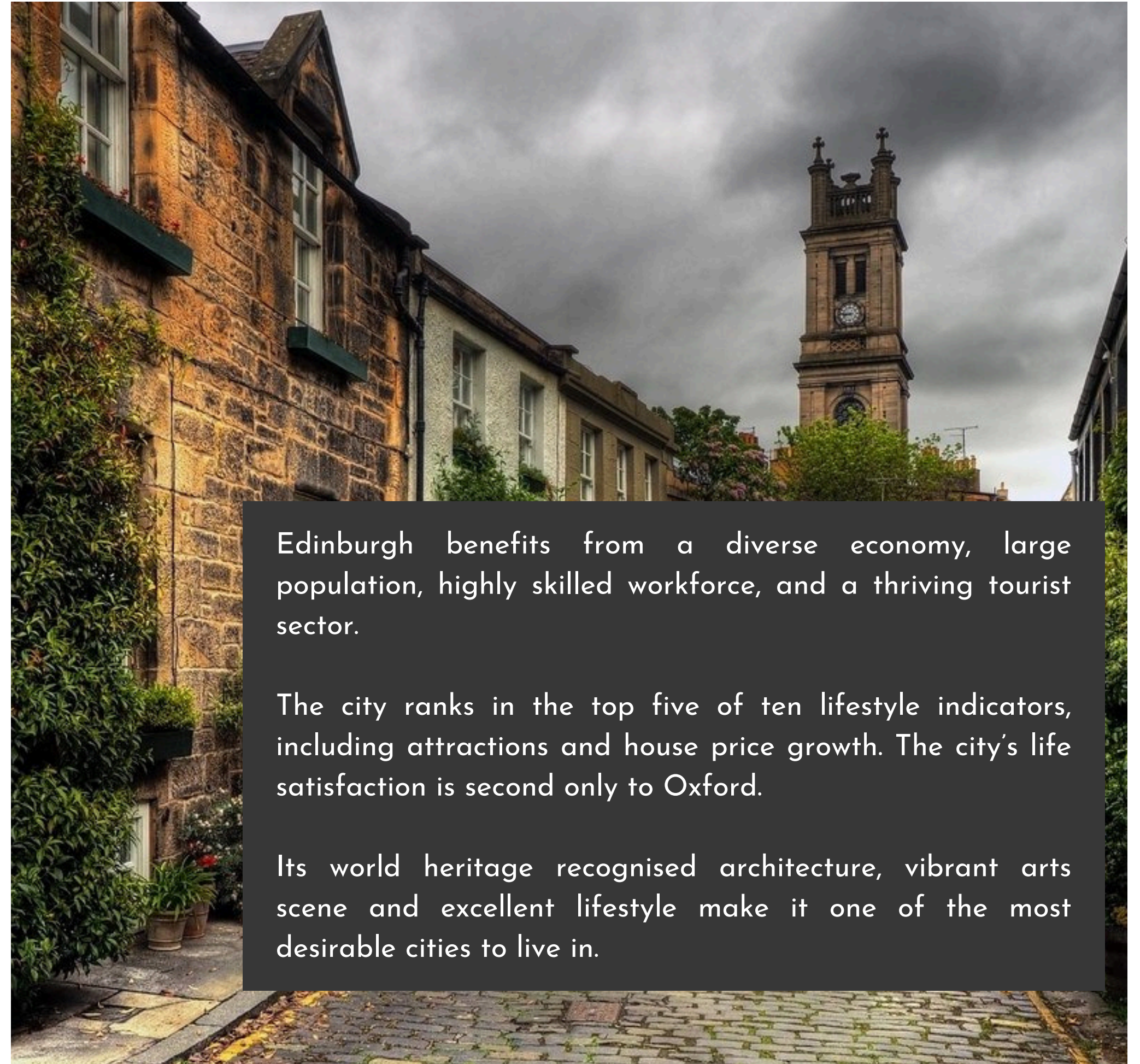


ACCOMMODATION & TENANCY SCHEDULE

Portolio

Address	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
19/3 Bernard Terrace, Edinburgh	EH8 9NU	Flat	5	D	£27,600	£27,600	5.6%	5.6%	£510,000	£494,700
16 Hay Avenue, Edinburgh	EH16 4AQ	Flat	2	C	£10,800	£11,400	7.4%	7.8%	£150,000	£145,500
105 St. Leonards Street, Edinburgh	EH8 9QY	Flat	1	E	£8,400	£8,400	5.4%	5.4%	£160,000	£155,200
32/12 Albion Road, Edinburgh	EH7 5QW	Flat	1	C	£9,264	£9,264	6.4%	6.4%	£150,000	£145,500
10 Wardlaw Street, Edinburgh	EH11 1TS	Flat	1	E	£8,700	£8,700	6.4%	6.4%	£140,000	£135,800
53 Causewayside, Edinburgh	EH9 1QF	Flat	2	E	£10,644	£13,200	5.0%	6.2%	£220,000	£213,400
					£75,408	£78,564	5.8%	6.1%	£1,330,000	£1,290,100

ABOUT EDINBURGH



Edinburgh benefits from a diverse economy, large population, highly skilled workforce, and a thriving tourist sector.

The city ranks in the top five of ten lifestyle indicators, including attractions and house price growth. The city's life satisfaction is second only to Oxford.

Its world heritage recognised architecture, vibrant arts scene and excellent lifestyle make it one of the most desirable cities to live in.



MONI TAGORE

SALES AGENT



ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, working with private landlords and letting agents all over Scotland, and investors around the world.

GET IN TOUCH

Email - moni@portolio.co.uk
Call - 07886213368



SAL

SCOTTISH
ASSOCIATION
OF LANDLORDS

RECOGNISED
SUPPLIER 2024

