

Portolio



40 BELLEVUE ROAD

Edinburgh, EH7 4DB

Fixed Price £247,995

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Tenanted 2 bedroom buy-to-let investment property in the highly sought-after location of Bellevue in the heart of Edinburgh. This property is available with a £37,000 discount on the Home Report value. The accommodation comprises on the ground floor of the entrance hallway and open plan living room/dining room/kitchen. On the lower ground floor there is a hallway, two bedrooms, and a shower room. The property benefits from 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 May 2024 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £14,400 representing an immediate yield of 5.8%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £285K.

Bellevue is a district of Edinburgh which includes the easternmost extent of Edinburgh's New Town UNESCO heritage site. The property is within a short walk of the St James Quarter which offers high street retailers as well as bars and restaurants.

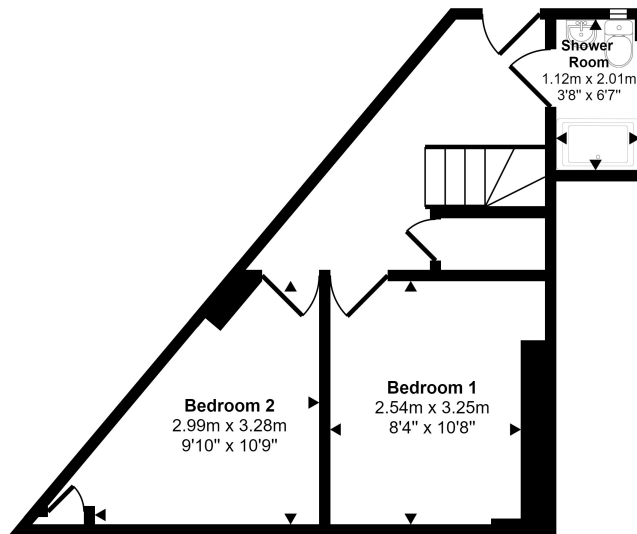
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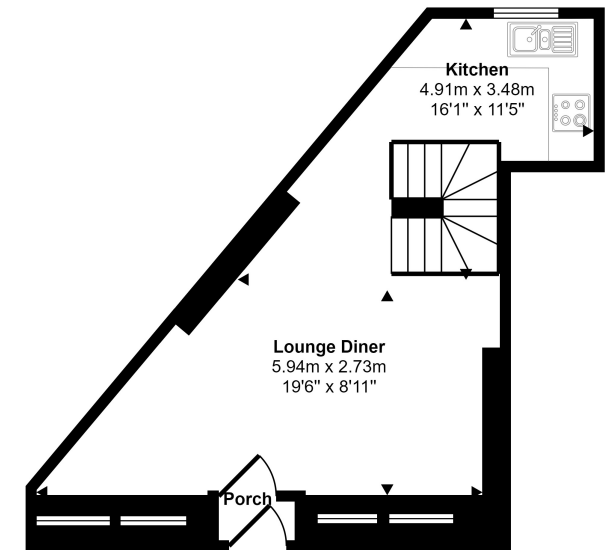
FEATURES

- Buy-to-Let Investment Property
- Tenanted & Fully Compliant
- Home Report : £285,000
- Discount £37,000
- 2 Bedrooms
- Current rental £1200pm
- Current Yield 5.8%
- 70 sq m
- EPC Rating: C

Approx Gross Internal Area
59 sq m / 636 sq ft



Lower Ground Floor
Approx 30 sq m / 320 sq ft



Ground Floor
Approx 29 sq m / 316 sq ft

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.