

Portolio



427B GORGIE ROAD

Edinburgh, EH11 2RS



Fixed Price £164,995

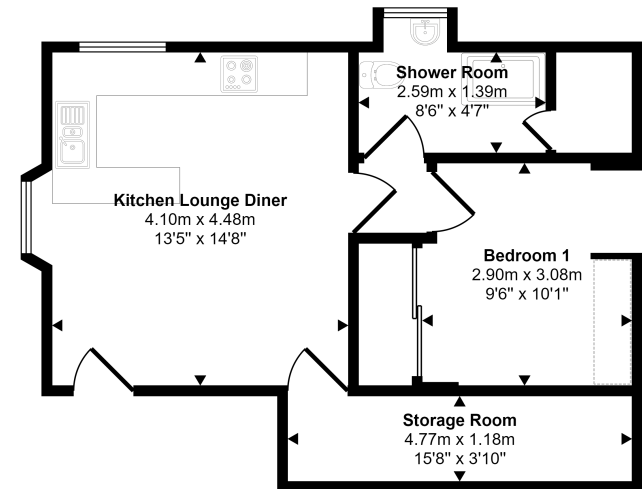
0333 344 2855 | property@portolio.co.uk



FEATURES

- Buy-To-Let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £165,000
- Current Rental £850pm
- Current Yield 6.2%
- EPC Rating: D
- 43 sq m
- No Buyer Fees
- Unfurnished Let

Approx Gross Internal Area
44 sq m / 474 sq ft



Floorplan

Denotes head height below 1.5m

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.