Portolio

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Fixed Price £164,995

427B GORGIE ROAD

Edinburgh, EH11 2RS

0333 344 2855 | property@portolio.co.uk





Tenanted 1 bedroom buy-to-let property investment in the Gorgie area of Edinburgh. This top floor property is located within a block of 3 properties. The accommodation comprises a spacious open-plan living room/kitchen, double bedroom, shower room, and large boxroom. The property benefits from having double glazing, gas central heating, residents off-street parking, and being fully compliant for the rental market.

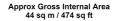
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since May 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £10,200 that represents an immediate yield of 6.2% with the scope to increase the yield for a future tenancy. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £165K.

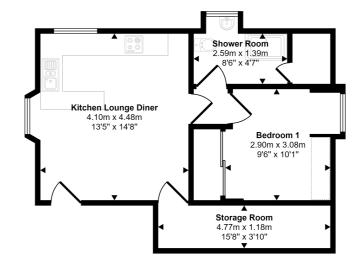
G orgie is a vibrant neighbourhood lying southwest of Edinburgh city centre. The property is located within easy reach of the West End, Financial District, Haymarket and Saughton Public Park. Bustling Gorgie and Dalry have an array of dining and retail choices and nearby Fountain Park boasts a multiplex cinema, casual eateries, and a state-of-the-art gym. Edinburgh Napier University at Merchiston, Edinburgh College Sighthill Campus, and Heriot-Watt University are easily accessible. Regular bus and tram services connect Gorgie quickly to the city centre and beyond, and there is easy access to the A8 linking to the City Bypass.



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





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.