

Portolio



29B (1F2) SALAMANDER STREET

Edinburgh, EH6 7JZ

Offers in Region of £159,995

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Tenanted 3 bedroom buy-to-let property in the Leith area of Edinburgh. The property is located on the first floor of a traditional tenement only a short walk from The Shore, the new tramline, the Scottish Government building, and the Ocean Terminal. The accommodation comprises an entrance hall, a bright bay windowed living room, an internal kitchen, two double bedrooms, 1 single bedroom, and a bathroom with an electric shower. The property benefits from high ceilings, traditional cornicing, double glazing, electric heating, and significant regeneration of the surrounding areas. The property is fully compliant for the rental market with PRT, inventory, EICR and PAT.

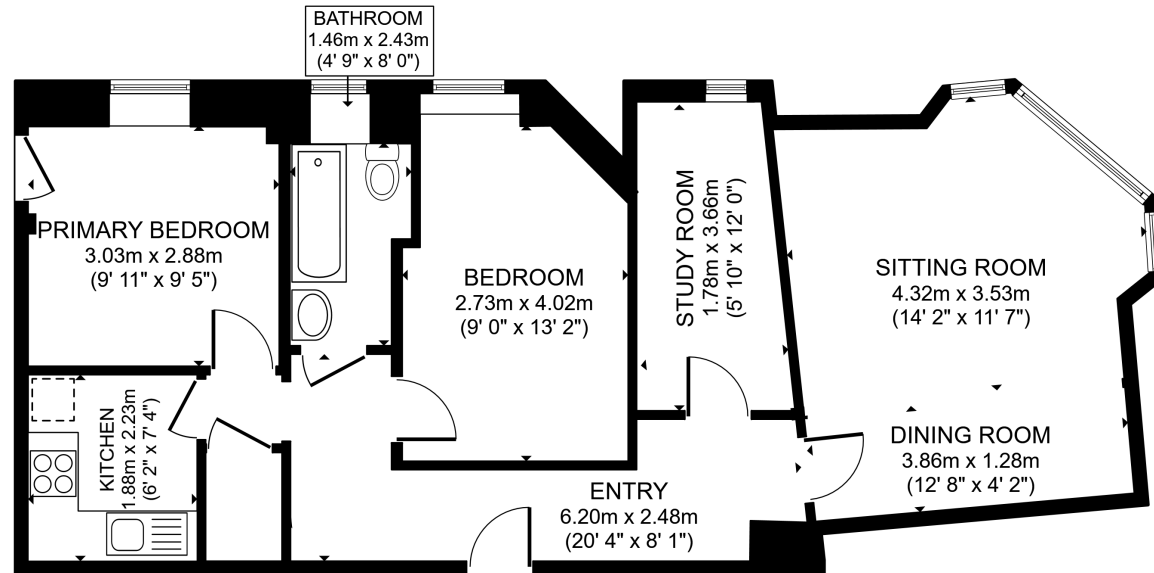
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since December 2021 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £8,340. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £170K. Leith is an area of Edinburgh, lying north of the city centre. The property is located close to the excellent local amenities on Leith Walk and Easter Road. The area also has great public transport links including being within walking distance to the new Leith Walk tram line.

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FEATURES

- Buy-to-Let Investment Property"
- Tenanted & Fully Compliant
- 3 Bedroom
- Home Report £170K
- Price Includes Inventory Items & Safety Certificates
- EPC Rating: E
- 60 sq m
- Current Rental £695pm
- Market Rental £815pm



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 68.9 m² (742 sq.ft.)
 TOTAL: 68.9 m² (742 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 floor plan 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.