

# Portolio



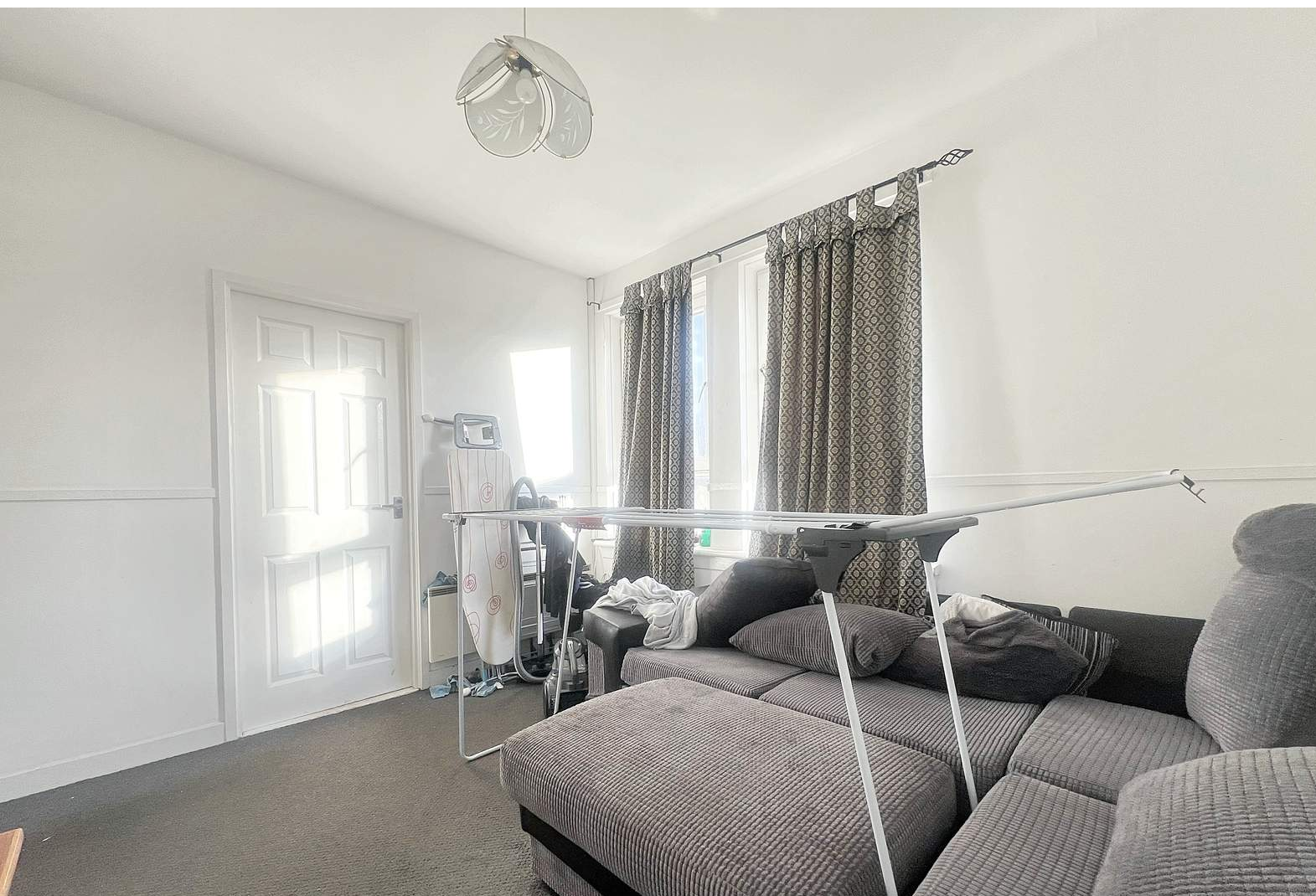
**EASTER ROAD**

Edinburgh, EH6 8JW



**Fixed Price £259,995**

0333 344 2855 | [property@portolio.co.uk](mailto:property@portolio.co.uk)



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Tenanted 4 bedroom HMO compliant property on Easter Road, Edinburgh. This third floor property comprises an entrance hall, living room, fully fitted kitchen, 3 double bedrooms, 1 single bedroom, main bathroom with electric shower and separate shower room. The property benefits from double glazing, electric heating, well kept communal areas and private parking. The communal areas are factored by James Gibb.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully HMO compliant and the tenant has been resident since 2021 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £24,329.88 - Room 1 £490.28, Room 2 £525.00, Room 3 £575.00 Room 4 £437.21. Rentals for re-marketing the property would be £475-£575 a room. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £260K.

The property is located only a short walk from Leith Walk and The Shore, so benefits from having first-class restaurants, shops, bars, and Leith Links all within easy reach. In addition, the property is well served by tram and the local bus service.

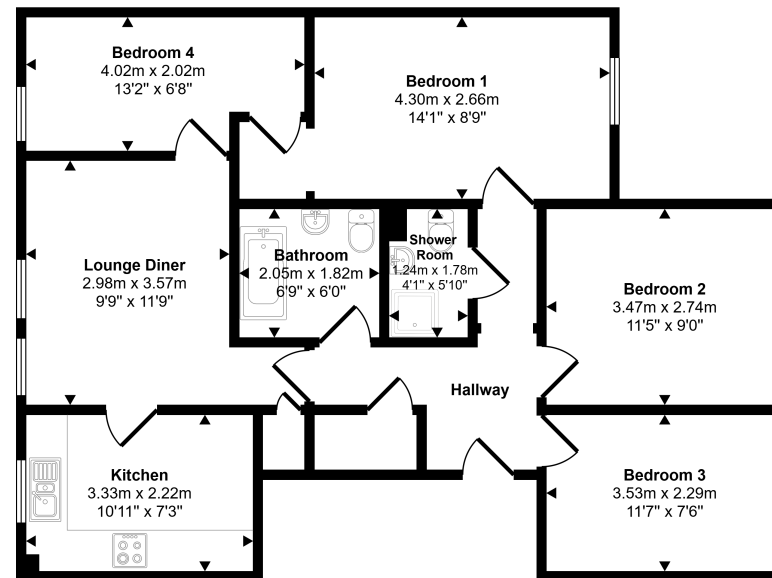
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## FEATURES

- Buy-to-let Investment
- Tenanted and Fully HMO Compliant
- 4 Bedrooms
- Home Report £260,000
- Current Annual Rental £24,329.88
- Current Yield 9.4%
- 77 sq m
- EPC Rating: D
- Furnished Let
- No Buyer Fees

Approx Gross Internal Area  
76 sq m / 816 sq ft



Floorplan

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.