

# Portolio



## CALDER COURT

Edinburgh, EH11 4LB



**Fixed Price £124,999**

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Tenanted 2 bedroom buy-to-let investment property situated in the Sighthill area of Edinburgh. This spacious 3rd floor property comprises an entrance hall, storage room, large living room, dining kitchen, 2 double bedrooms, and bathroom. The property benefits from double glazing, gas central heating, 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 September 2020 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,270 that represents an immediate yield of 7.6% with scope to increase the yield to +8% for a future tenancy. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £130K.

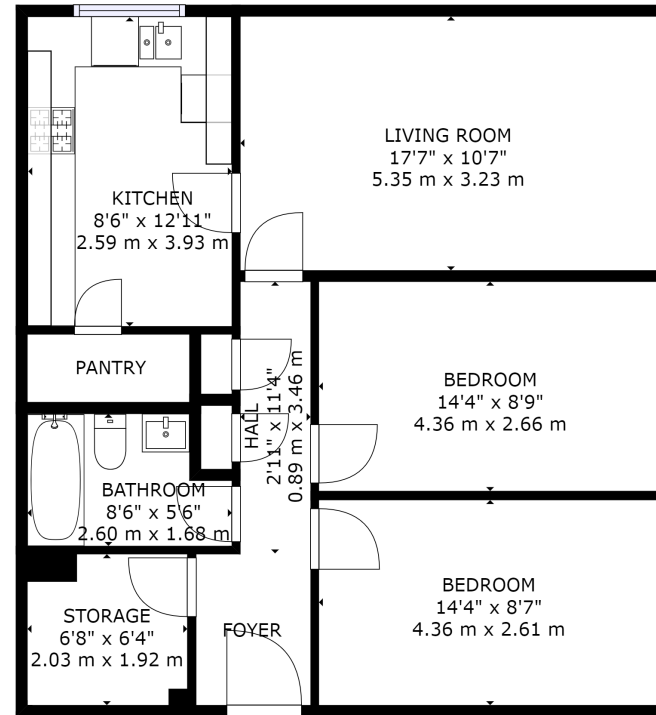
Sighthill is an area in the west of Edinburgh. The property is within easy reach of Heriot Watt University, Edinburgh Park, The Gyle Shopping Centre, and Edinburgh Airport. The Edinburgh City Bypass and M8 provide quick and easy access by car to further afield.

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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £130,000
- Current Rental £795.50pm
- Current Yield 7.6%
- Unfurnished Let
- No Buyer Fees
- 68 sq m
- EPC Rating: D



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 761 sq. ft./71 m<sup>2</sup>  
 TOTAL: 761 sq. ft./71 m<sup>2</sup>  
 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 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.