

Portolio

ANGLE PARK TERRACE

Edinburgh, EH11 2JP

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Fixed Price £159,995

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Off-market 2nd floor one bedroom (with a box-room) property with a superb open outlook. The flat comprises an entrance hall leading to open plan lounge/kitchen, box-room, spacious bedroom and bathroom with electric shower. The flat also benefits from a GCH, with a new boiler installed in the last few years, and double glazing.

The property has a very long term tenant that has his rent paid directly to the landlord through housing benefit. He is a quiet tenant who only gets in touch very occasionally when a small repair is needed, and is always on hand to help with access.

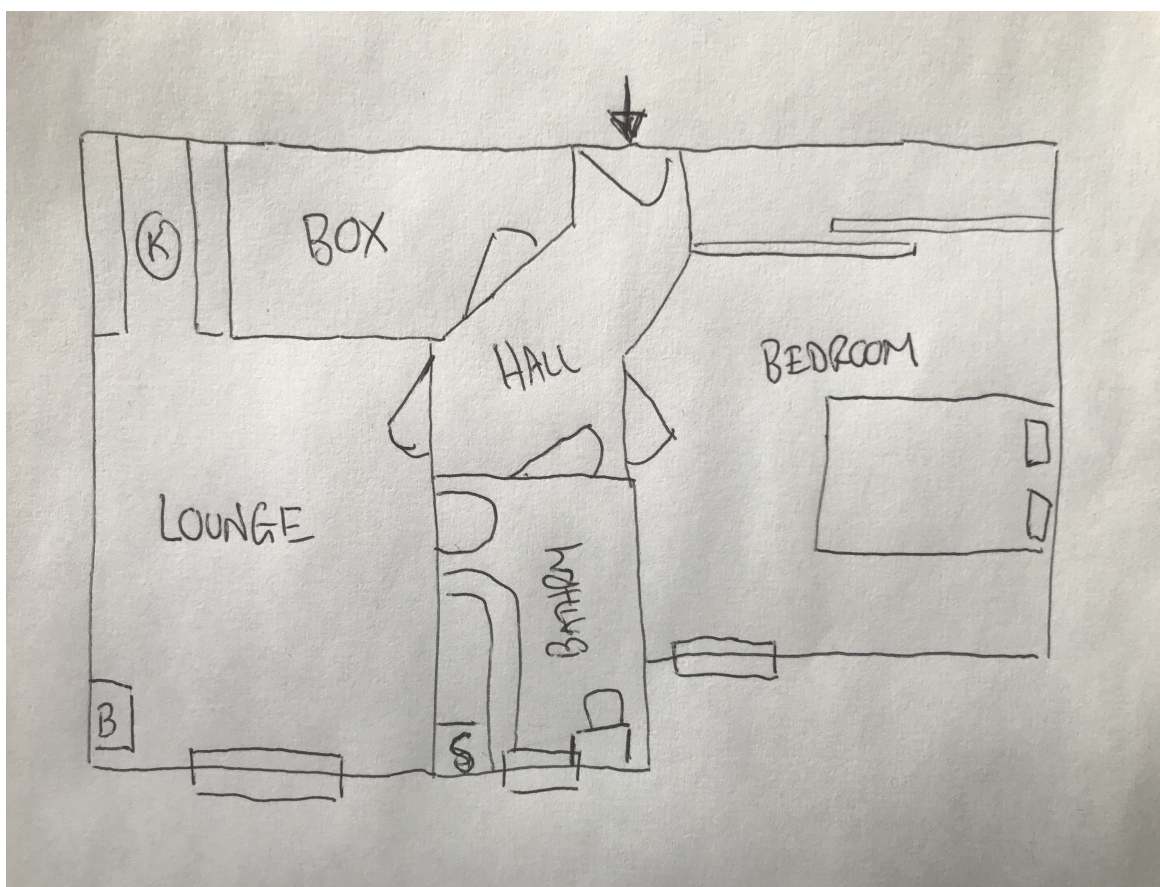
The property is sold as seen and the sale price includes all the inventory items. We have a Home Report that places a value of £175,000. Recent sales in the street of circa £195,000 show the potential capital uplift.

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FEATURES

- Off-Market Property
- One Bedroom plus Box-room
- Home Report : £175,000
- £15,000 Discount
- Development Opportunity
- GDV : circa £190,000
- EPC Rating: C
- 50 sq m



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.