

Portolio



65 CARRICK KNOWE AVENUE

Edinburgh, EH12 7DE



Fixed Price £169,995

0333 344 2855 | property@portolio.co.uk



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Tenanted 2 bedroom property in the Carrick Knowe area of Edinburgh. This ground floor buy-to-let investment is located west of Edinburgh City Centre. The accommodation comprises an entrance hall, two bedrooms, a living room, a kitchen, and bathroom. The property benefits from having gas central heating, double glazing, 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 October 2020 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £10,200 which represents an immediate yield of 6% and a potential yield at current market rental rates of 8.5%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £185K.

Carrick Knowe is a suburb in the west of Edinburgh, located approximately 3 miles from the city centre. The lower villa lies within easy reach of excellent local amenities including shops, transport links, Corstorphine Hill, and Carrick Knowe golf course.

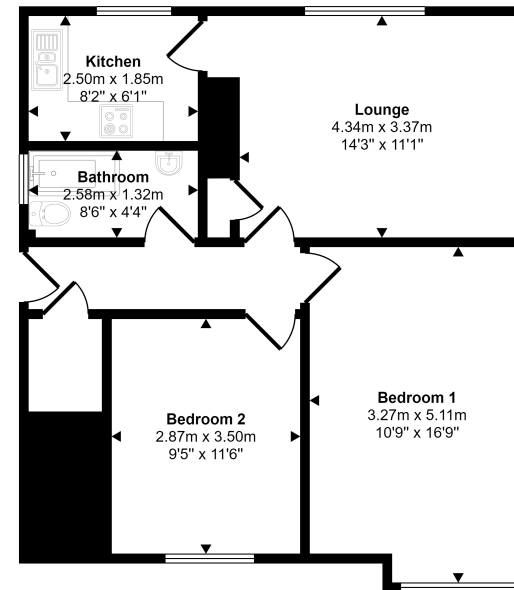
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £185,000
- Current Rental £850pm
- Current Yield 6%
- Potential Yield 8.5%
- EPC Rating: C
- No Buyer Fees
- 60 sq m

Approx Gross Internal Area
59 sq m / 634 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.