

# Portolio



## 20/6 ST KATHERINE'S CRESCENT

Edinburgh, EH16 6PU

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**Fixed price £143,995**

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



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Tenanted 2 bedroom buy-to-let investment located in the Liberton area of Edinburgh. This second floor property presents an excellent opportunity for investors. The accommodation extends to approximately 63m<sup>2</sup> and includes an entrance hall, a spacious living/dining room with access to a private balcony, a well-appointed kitchen, two generous bedrooms, and a bathroom. The property benefits from gas central heating, double glazing, and being fully compliant for the rental market.

This buy-to-let investment is being sold with tenants in situ, ensuring rental income from day one. The tenant has been in residence since December 2021, generating an annual rental income of £10,340.88, offering an immediate yield of 7.2%. The property is let unfurnished and sold as seen. The Home Report value is £150K.

With its practical layout and desirable location, this flat is particularly suited for ongoing rental purposes. Situated close to local amenities, schools, and excellent transport links to Edinburgh city centre, the property offers both convenience and strong rental demand in a well-established residential area.

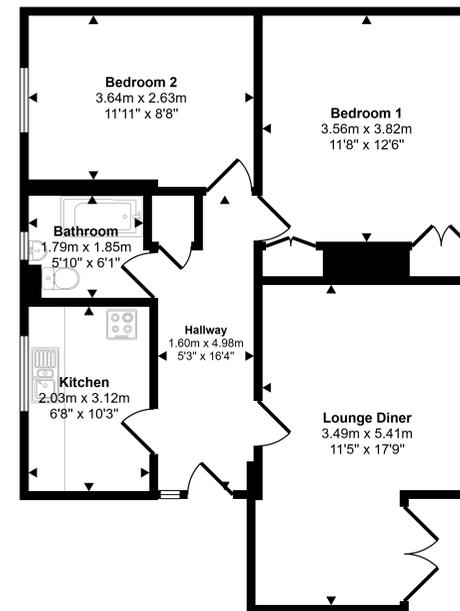
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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £150,000
- Current rental £861.74
- Current Yield 7.2%
- EPC Rating C
- 63 sq m
- Unfurnished Let
- No Buyer Fees

Approx Gross Internal Area  
64 sq m / 687 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.