

PRIME EDINBURGH & GLASGOW PORTFOLIO

High quality residential portfolio comprising of 7
properties in Edinburgh and 1 in Glasgow



INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

EDINBURGH & LOTHIANS PORTFOLIO

- High quality residential portfolio comprising of 7 properties in Edinburgh and 1 in Glasgow
- Tenanted & compliant
- Properties produce a gross income of £174,840 pa
- This is a current gross yield of 6.8%
- Potential market yield is also 6.8%
- The portfolio consists of standard construction types
- 4 properties have an EPC of C, the other 4 are D
- The portfolio has an estimated valuation of £2,560,000
- Offers invited around £2,560,000

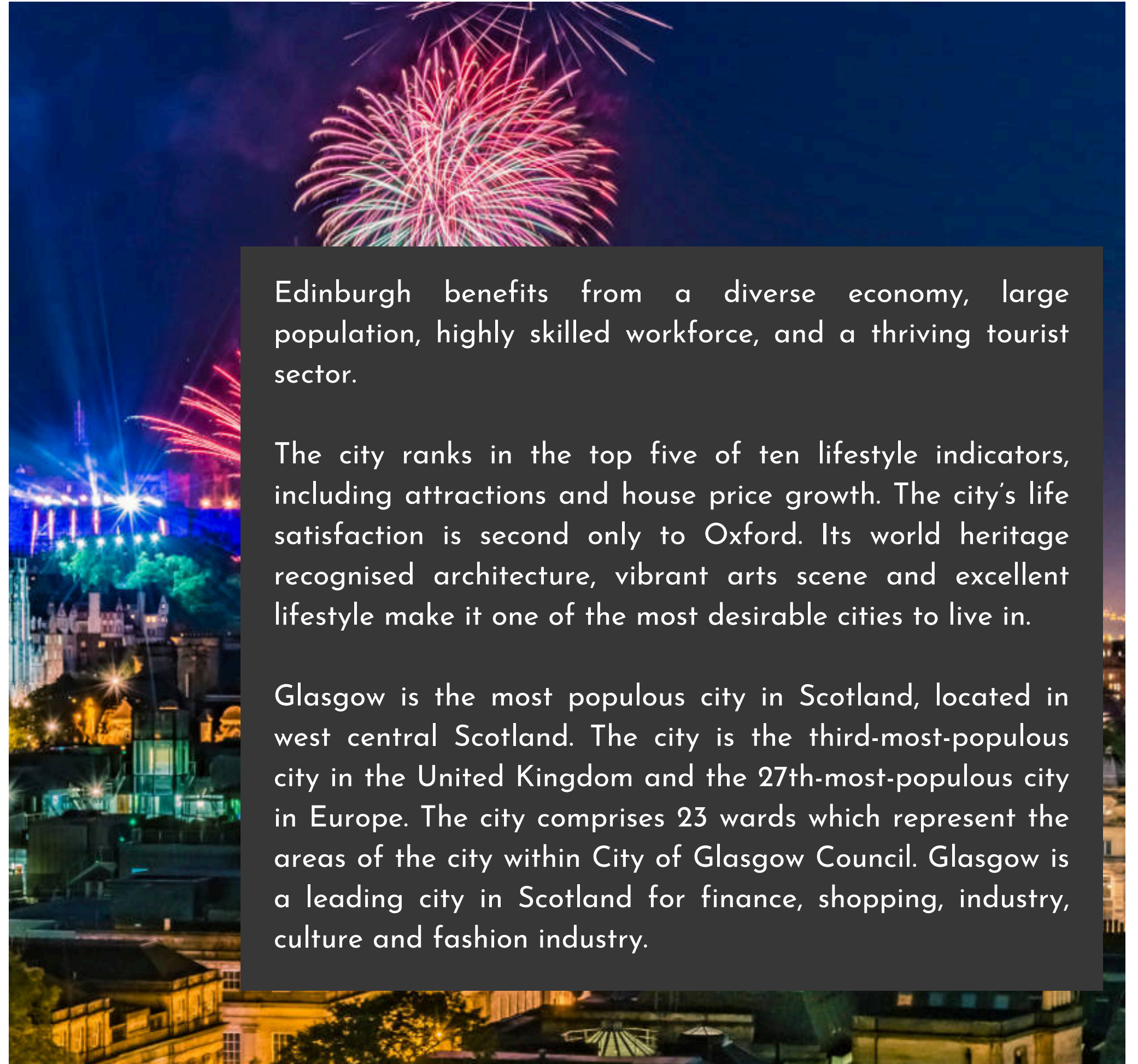


ACCOMMODATION & TENANCY SCHEDULE

Portfolio

Address	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
4/3 Ettrickdale Place, Edinburgh	EH3 5JN	Mid-floor flat	1	C	£12,000	£12,000	5.2%	5.2%	£230,000	£230,000
2/4 Liddesdale Place, Edinburgh	EH3 5JW	Mid-floor flat	1	C	£11,448	£11,400	5.2%	5.2%	£220,000	£220,000
6/2 Damside, Edinburgh	EH4 3BB	Mid-floor flat	1	D	£13,764	£12,000	5.7%	5.0%	£240,000	£240,000
1f2 40 Gillespie Crescent, Edinburgh	EH10 4HX	Mid-floor flat	3	C	£28,800	£28,800	6.9%	6.9%	£420,000	£420,000
23/2 Hawthornbank Lane, Edinburgh	EH4 3BH	Mid-floor flat	1	D	£14,628	£13,800	5.9%	5.5%	£250,000	£250,000
31 (2F1), Sciennes Road, Edinburgh	EH9 1NT	Mid-floor flat	4	C	£37,800	£38,400	7.6%	7.7%	£500,000	£500,000

ABOUT EDINBURGH & GLASGOW



Edinburgh benefits from a diverse economy, large population, highly skilled workforce, and a thriving tourist sector.

The city ranks in the top five of ten lifestyle indicators, including attractions and house price growth. The city's life satisfaction is second only to Oxford. Its world heritage recognised architecture, vibrant arts scene and excellent lifestyle make it one of the most desirable cities to live in.

Glasgow is the most populous city in Scotland, located in west central Scotland. The city is the third-most-populous city in the United Kingdom and the 27th-most-populous city in Europe. The city comprises 23 wards which represent the areas of the city within City of Glasgow Council. Glasgow is a leading city in Scotland for finance, shopping, industry, culture and fashion industry.



MONI TAGORE

SALES AGENT



ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, working with private landlords and letting agents all over Scotland, and investors around the world.

GET IN TOUCH

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