

# Portolio



## HENDERSON STREET

Edinburgh, EH6 6DE



**Fixed Price £199,995**

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58/5 Henderson Street, Edinburgh, offers an excellent opportunity to acquire a tenanted buy-to-let investment within one of Edinburgh's most established and consistently popular rental locations. Situated on the second floor of a traditional four-storey Edinburgh tenement, dating from circa 1900, the property extends to approximately 66 sq m and comprises an entrance hallway, open-plan living room/kitchen, two bedrooms, and a bathroom. The flat benefits from a gas-fired central heating system and timber double-glazed windows, and long-term rental appeal.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, and the current tenants have been resident since October 2020, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £12,600. The sale price includes all the inventory items and has a Home Report valuation of £210,000.



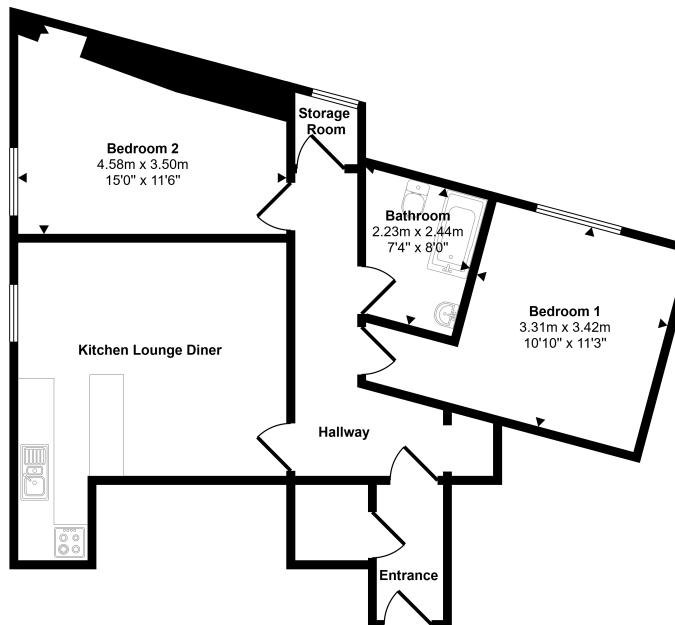
Henderson Street sits at the heart of Leith, one of Edinburgh's most vibrant and in-demand residential districts for both tenants and owner-occupiers. The area continues to attract strong rental demand from young professionals, creatives, and key workers, drawn by its excellent transport links, thriving café and restaurant scene, and close proximity to the Water of Leith, Shore area, and Edinburgh city centre. Ongoing regeneration, improved tram connectivity, and sustained demand for quality rental accommodation underpin Leith's reputation as a robust buy-to-let location, offering investors a combination of reliable rental income and long-term capital growth within one of Scotland's strongest property markets.



## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 bedrooms
- Home Report £210,000
- Rental £1050pm
- Yield 6.3%
- 66 sq m
- £10,000 discount to HR value
- EPC Rating C

Approx Gross Internal Area  
67 sq m / 726 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.