

Portolio



FERRY GAIT PLACE

Edinburgh, EH4 4GN

Fixed Price £169,995

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Tenanted 2 bedroom buy-to-let investment property in the Silverknowes area of Edinburgh. This modern two-bedroom first floor apartment is being sold with tenants in situ, offering an immediate income-generating buy-to-let investment. The accommodation comprises an entrance hallway, a spacious open-plan lounge/kitchen, master bedroom with en-suite shower room, double bedroom, and main bathroom. The property benefits from uPVC double-glazed windows and programmable high-efficiency ceramic core radiators, ensuring comfort and energy efficiency. The building is approximately 20 years old, and the flat measures around 73 square metres. This is an ideal turnkey investment for landlords seeking a low-maintenance, high-demand rental property in a strong location.

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 2019, generating an annual rental income of £12,000, offering an immediate yield of 7.1%. Market rent is circa £1200pm, so potential to increase the yield in the future. The property is let unfurnished. The Home Report value is £175K. Viewings are strictly by appointment to protect the privacy of the tenant.

Silverknowes is a popular residential suburb in the north-west of Edinburgh, known for its proximity to the coast, golf courses, and green open spaces, while still being within easy reach of the city centre, schools, and shopping areas.

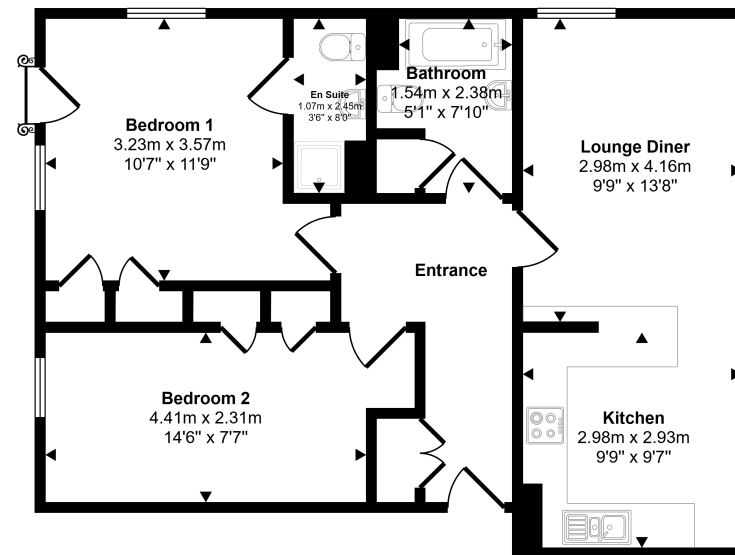
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FEATURES

- Buy-to-let Investment
- Tenanted & fully compliant
- 2 bedrooms
- Home Report £175K
- Current Rental £1000pm
- Current Yield 7.1%
- EPC Rating C
- 73 sq m
- Unfurnished Let

Approx Gross Internal Area
65 sq m / 699 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.