

# EAST LOTHIAN & EDINBURGH PORTFOLIO

Fully let residential portfolio comprising of 8 properties in  
East Lothian and 1 in Edinburgh



 **Portolio**  
THE LANDLORD'S ESTATE AGENT

# INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

## EAST LOTHIAN & EDINBURGH PORTFOLIO

- Fully let residential portfolio comprising of 7 properties in East Lothian and 1 in Edinburgh
- Tenanted & compliant
- Properties are fully let, producing an income of £87,684 pa
- This is a current gross yield of 7.5%
- Properties are achieving average market rents
- The portfolio consists of standard construction types
- The portfolio has an estimated valuation of £1,230,000
- Offers invited around £1,168,500



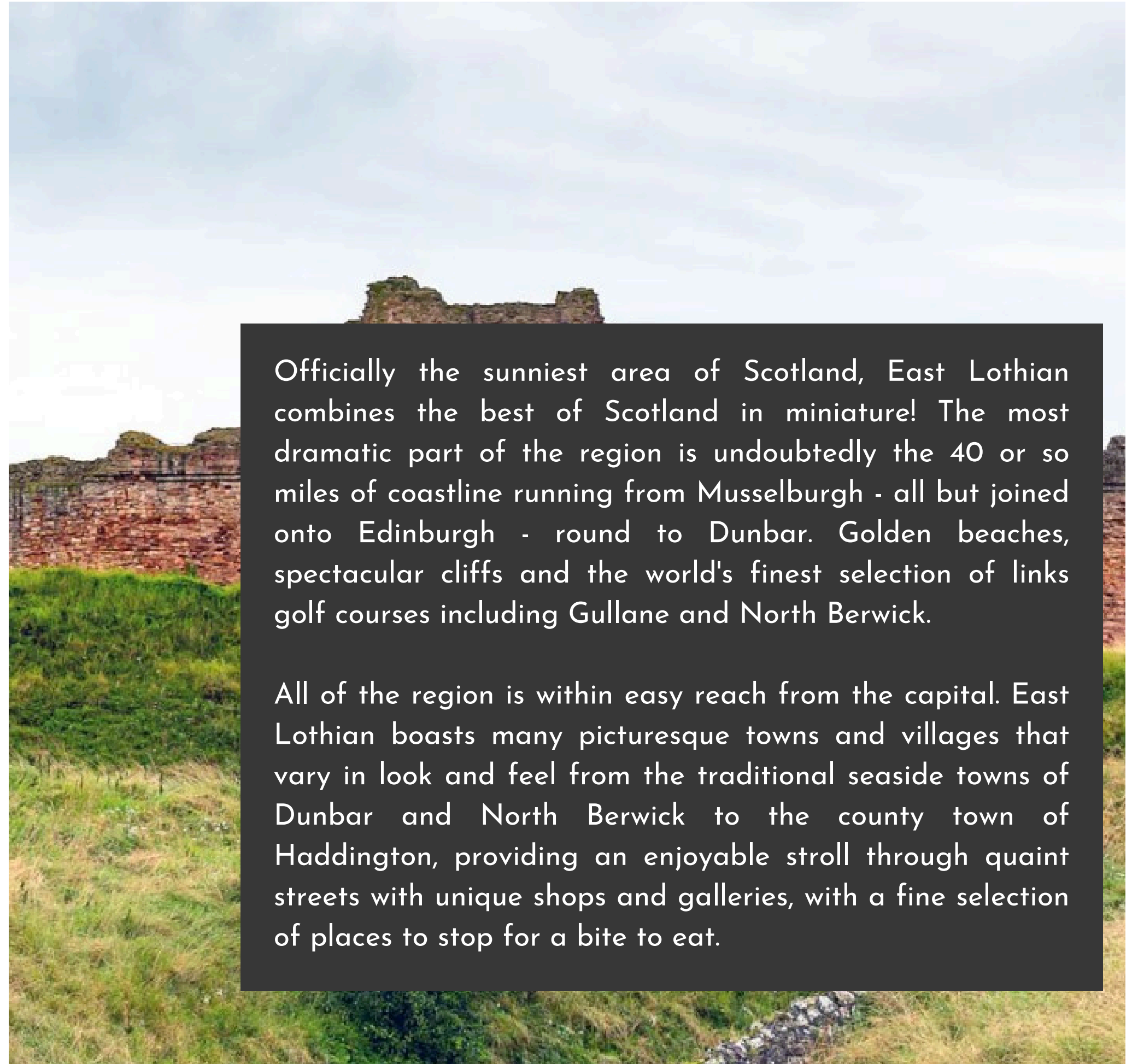
# ACCOMMODATION & TENANCY SCHEDULE

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
27/15 Viewcraig Gardens, Edinburgh	EH8 8HH	Maisonette	3	D	£18,804	£18,804	8.6%	8.6%	£230,000	£218,500
3 Queens Place, Dunbar	EH42 1YA	Semi-detached House	2	D	£10,800	£10,800	7.3%	7.3%	£155,000	£147,250
Primrose Cottage, Thurston, Innerwick, Dunbar	EH42 1SA	Cottage	2	E	£10,740	£10,740	6.9%	6.9%	£165,000	£156,750
7 Lawson Court, Dunbar	EH42 1JT	Flat	1	E	£7,800	£7,800	6.1%	6.1%	£135,000	£128,250
1A Victoria Street, Dunbar	EH42 1ET	Flat	2	F	£9,600	£9,600	7.2%	7.2%	£140,000	£133,000
14 Lawson Court, Dunbar	EH42 1JT	Flat	1	E	£8,400	£8,400	8.4%	8.4%	£105,000	£99,750
31 Ormiston Crescent West, Tranent	EH33 1HS	Upper Villa	2	No EPC	£10,980	£10,980	8.0%	8.0%	£145,000	£137,750



# ABOUT EAST LOTHIAN



Officially the sunniest area of Scotland, East Lothian combines the best of Scotland in miniature! The most dramatic part of the region is undoubtedly the 40 or so miles of coastline running from Musselburgh - all but joined onto Edinburgh - round to Dunbar. Golden beaches, spectacular cliffs and the world's finest selection of links golf courses including Gullane and North Berwick.

All of the region is within easy reach from the capital. East Lothian boasts many picturesque towns and villages that vary in look and feel from the traditional seaside towns of Dunbar and North Berwick to the county town of Haddington, providing an enjoyable stroll through quaint streets with unique shops and galleries, with a fine selection of places to stop for a bite to eat.



**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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**SAL**

SCOTTISH  
ASSOCIATION  
OF LANDLORDS

RECOGNISED  
SUPPLIER 2024

