



LOTHIAN PORTFOLIO

Fully let residential portfolio comprising of 4 flats. 3 flats in the same building, in Musselburgh, and one in Edinburgh



INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

LOTHIAN PORTFOLIO

- 1 flat located in Edinburgh, the remaining three located in the neighbouring suburb of Musselburgh
- Tenanted & fully compliant
- Properties are fully let, producing an instant income of £37,500 pa
- This is a current gross yield of 6.3%
- The portfolio has an estimated valuation of £645,000
- Offers invited at around £595,980
- This is a discount of 7.6%
- Future rental income is £44,400 pa, representing a future gross yield of 7.5%

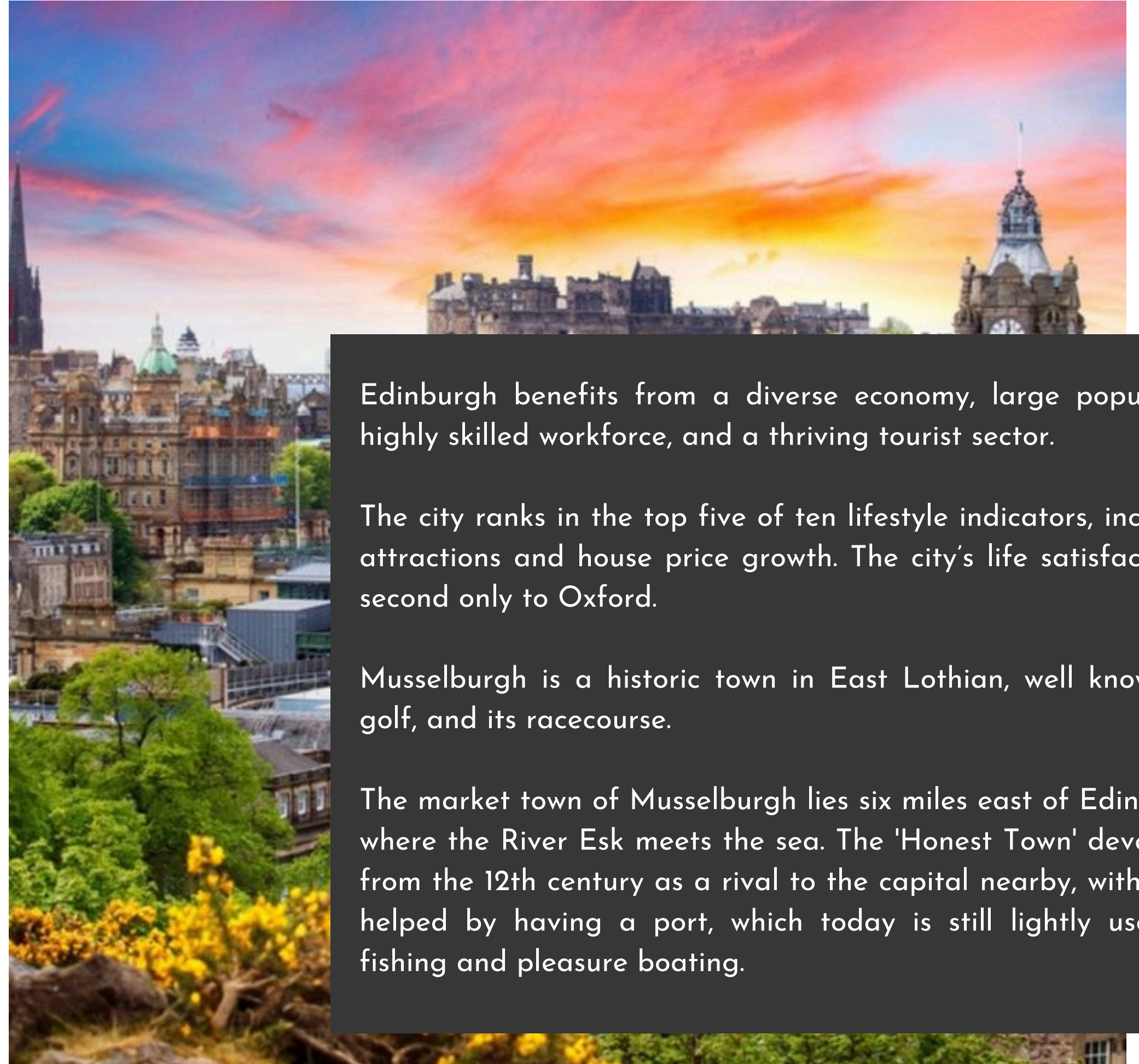


ACCOMMODATION & TENANCY SCHEDULE

Portfolio

Street	Postcode	Type	No. of beds	EPC Band	Market Rental PA	Current Rental PA	Desktop Valuation	Gross Yield Current PA	Gross Yield Market PA	Offer Price
64/4 Ravensheugh Road, Musselburgh	EH21 7SY	Flat	2	C	£10,800	£9,600	155,000	6.62%	7.45%	144,995
64/6 Ravensheugh Road, Musselburgh	EH21 7SY	Flat	2	C	£10,800	£9,300	155,000	6.46%	7.50%	143,995
64/7 Ravensheugh Road, Musselburgh	EH21 7SY	Flat	2	C	£10,800	£9,300	155,000	6.46%	7.50%	143,995
64 F Silverknowes Road, Edinburgh	EH4 5LF	Flat	2	C	£12,000	£9,300	180,000	5.71%	7.36%	162,995
					£44,400	£37,500	645,000	6.29%	7.45%	595,980

ABOUT EDINBURGH & MUSSELBURGH



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.

Musselburgh is a historic town in East Lothian, well known for golf, and its racecourse.

The market town of Musselburgh lies six miles east of Edinburgh, where the River Esk meets the sea. The 'Honest Town' developed from the 12th century as a rival to the capital nearby, with trade helped by having a port, which today is still lightly used for fishing and pleasure boating.



MONI TAGORE

SALES AGENT



ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, in service to the private rented sector and as an estate agent.

GET IN TOUCH

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OF LANDLORDS

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SUPPLIER 2022

