

Portolio

DUKE STREET

Edinburgh, EH6 8HL

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Fixed Price £134,995

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Tenanted 1 bedroom buy-to-let property investment in the heart of Leith. This top floor property is located within a traditional tenement with the accommodation comprising an entrance hallway, open plan kitchen living room, double bedroom, and shower room with WC. The property benefits from having gas central heating. In addition, the property is well insulated with double glazing and loft insulation, giving an EPC rating of C75, which is above the average rating of D61 in Scotland. The boiler/heating warranty running until 2032 when the annual gas safety certificate is completed with Contract Heating.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the long-term tenant has been resident since April 2004 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £8,040 representing an immediate yield of 6%. The property offers an excellent opportunity for future renovation that would increase the valuation and rental value to £900 - £1000pm. The property is let unfurnished and is sold as seen. The Home Report value is £140K.

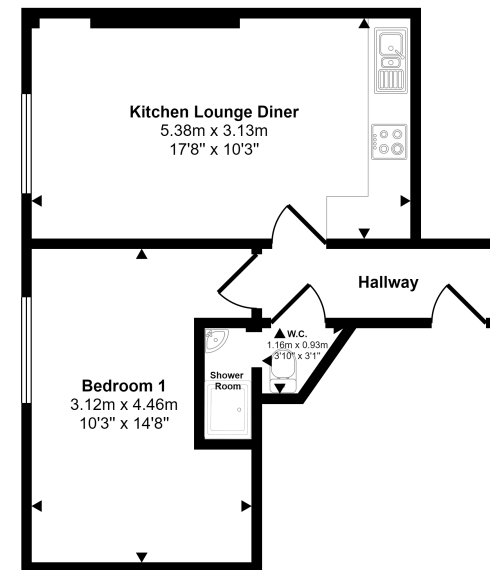
The property is located only a short walk from Leith Walk and The Shore, so benefits from having first-class restaurants, shops, bars, and Leith Links all within easy reach. In addition, the property is well served by tram and the local bus service.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £140K
- Current Rental £670pm
- Market Rental £850pm
- 37 sq m
- Current Yield 6%
- Unfurnished Let
- No Buyer Fees

Approx Gross Internal Area
36 sq m / 388 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.