



Portolio

FLAT 7, 44 EAST FOUNTAINBRIDGE

Edinburgh, EH3 9BH

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Fixed Price £188,995

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A fantastic opportunity to acquire a tenanted one-bedroom second floor flat, ideally located on East Fountainbridge just off Lothian Road, in the heart of Edinburgh. This traditional tenement property, built circa 1890, offers immediate rental income and is fully compliant for the rental market. The accommodation extends to approximately 40 sq m and comprises: entrance hallway, living room with kitchen off, bedroom, and shower room. The property benefits from a partial electric panel heating system, hot water via a hot water tank, and single-glazed windows.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, and the tenant has been resident since August 2023, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £11,280, which represents an immediate yield of 5.9%. Comparables show the market rental is £1100pm. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £190K.

Situated in a prime central location, the flat is within easy reach of Edinburgh's West End, the financial district, universities, and a wide range of local shops, cafes, bars, and excellent public transport links.

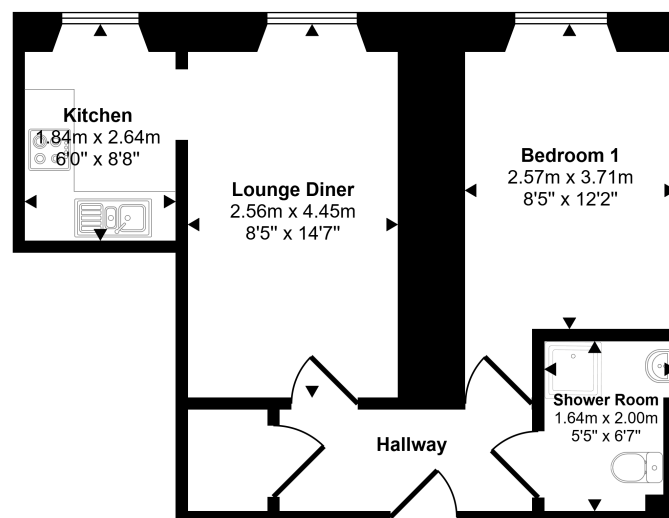
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £190K
- Current rental £940pm
- Current Yield 6%
- 40 sq m
- Furnished Let
- No Buyer Fees
- EPC Rating D

Approx Gross Internal Area
40 sq m / 434 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.