

A photograph of a three-story brick building with a central entrance and a tall church spire in the background. The building is made of light-colored brick and has several windows. A dark car is parked in front of the building. The sky is blue with some clouds.

Portolio

FLAT 1, 3 SHERIFF BANK

Edinburgh, EH6 6ER

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Fixed Price £209,995

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An ideal opportunity for investors – this well-maintained 2-bedroom ground floor flat is located within a modern and popular development in the vibrant Leith district of Edinburgh. The property is being sold with tenants in situ, providing a ready-made, income-generating buy-to-let investment. The internal accommodation comprises: a welcoming entrance hallway, spacious lounge with dining area, modern fitted kitchen, two bedrooms, and well-appointed bathroom. The property benefits from timber-framed double glazing, electric heating throughout, residents' parking, and being fully compliant for the rental market.



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 February 2025, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £14,340, which represents an immediate yield of x%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £215,000. The communal areas are factored by James Gibb Residential for approximately £1000 per year.

The flat is situated in the ever-popular Leith area, just east of Edinburgh city centre. Renowned for its lively mix of cafés, shops, restaurants, and excellent transport links, Leith is a strong rental market and appeals to professionals and families alike.

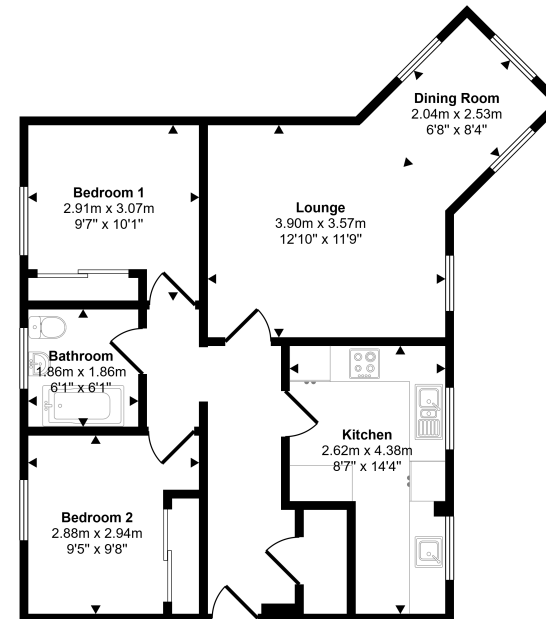
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £215K
- Current Rental £1,195pm
- Current Yield 6.8%
- EPC Rating D
- 64 sq m
- Furnished Let

Approx Gross Internal Area
62 sq m / 664 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.