

# EDINBURGH & LOTHIANS PORTFOLIO

Fully let residential portfolio comprising of 7 properties in  
Edinburgh, East and Midlothian





# INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

## EDINBURGH & LOTHIANS PORTFOLIO

- Fully let residential portfolio comprising of 7 properties in Edinburgh, East and Midlothian
- Tenanted & compliant
- Properties are fully let, producing an income of £86,508 pa
- This is a current gross yield of 7.1%
- Potential market yield is 7.9%
- The portfolio consists of standard construction types
- Six of the properties have an EPC of C
- The portfolio has an estimated valuation of £1,320,000
- Offers invited around £1,221,350



# ACCOMMODATION & TENANCY SCHEDULE

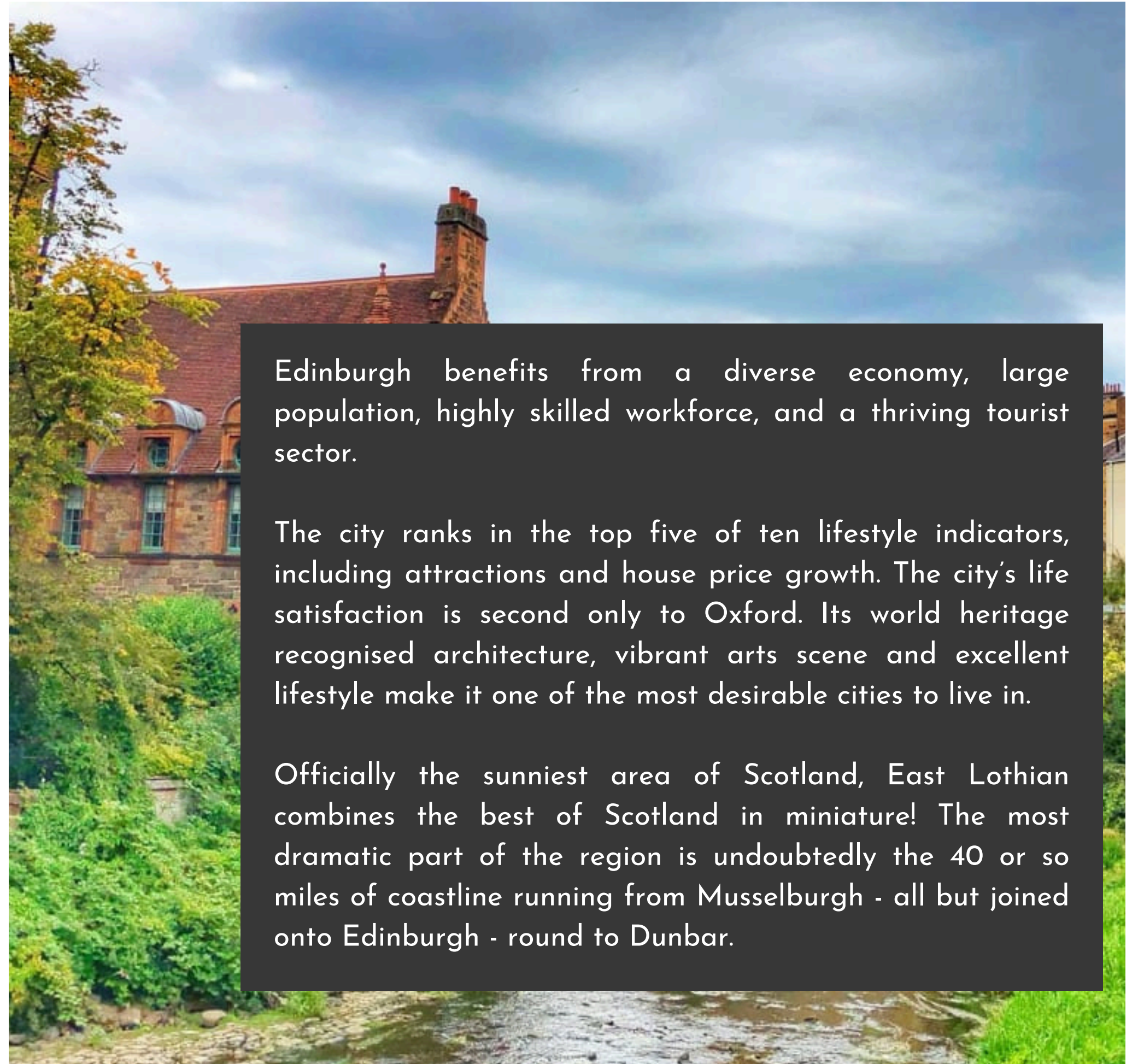
Portfolio

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
36 Burnbrae Terrace, Bonnyrigg	EH19 3DB	Semi-detached House	3	C	£14,040	£15,300	6.9%	7.5%	£225,000	£204,750
70 Newhaven Place, Edinburgh	EH6 4TG	Flat	2	C	£15,144	£16,200	6.2%	6.6%	£260,000	£244,400
2/1 Northfield Drive, Edinburgh	EH8 7RW	Flat	2	C	£11,424	£12,600	7.8%	8.6%	£155,000	£145,700
38 Northfield Drive, Edinburgh	EH8 7RH	Flat	2	C	£12,600	£13,200	8.1%	8.5%	£160,000	£155,200
9 Pinkiehill Crescent, Musselburgh	EH21 7NJ	Semi-detached House	3	C	£11,100	£15,000	6.0%	8.1%	£210,000	£184,800
11/4 Saughton Mains Street, Edinburgh	EH11 3HG	Flat	2	C	£12,600	£13,200	8.8%	9.3%	£150,000	£142,500





# ABOUT EDINBURGH & LOTHIANS



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. Its world heritage recognised architecture, vibrant arts scene and excellent lifestyle make it one of the most desirable cities to live in.

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.





**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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