



Portolio

OXGANGS PARK

Edinburgh, EH13 9JZ

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Fixed Price £154,995

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This first floor three-bedroom flat presents an excellent opportunity to acquire a tenanted buy-to-let investment in a well-established residential area of Edinburgh. Extending to approximately 70 sq m, the accommodation comprises a hallway, a living room with a kitchen off, three bedrooms, and a bathroom. The building was constructed circa 1955 and is of non-traditional Orlit construction. The property benefits from PVC double-glazed windows and a gas-fired central heating system, and boasts an impressive EPC Rating of Band B, supporting strong energy efficiency.

The property is being sold with the tenants in situ, providing rental income from day one. The tenants moved into the property in November 2024 and currently pay £13,500 per annum (£1,125 pcm). The assessed market rent is £1,150 per calendar month, offering scope for future rental growth. The Home Report value is £155,000, and the property is offered at a fixed price of £154,995, representing an attractive entry point for investors seeking immediate income in the capital.

Oxgangs lies to the south of Edinburgh city centre and remains popular with tenants due to its excellent bus links, proximity to the City Bypass, and easy access to major employment hubs, including the city centre, Edinburgh Royal Infirmary, and the Gyle business district. The area benefits from local schools, supermarkets, and green space, making it appealing to families and working professionals. With more accessible pricing compared to central Edinburgh, yet continued strong rental demand, Oxgangs offers investors a compelling combination of solid yields, affordability, and long-term capital growth potential within one of the UK's most resilient property markets.

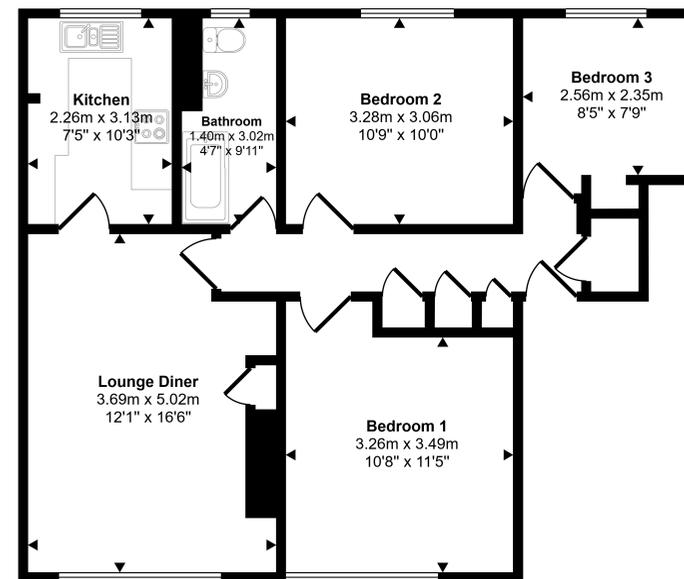
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 3 bedrooms
- Home Report £155K
- Current Rental £1125pm
- Current Yield 8.7%
- EPC Rating B
- Furnished Let
- 70 sq m
- No buyer fees

Approx Gross Internal Area
69 sq m / 742 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.