



Portolio

SMITHFIELD STREET

Edinburgh, EH11 2PJ

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Fixed Price £149,995

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Tenanted 1 bedroom buy-to-let investment property in the popular Gorgie area of Edinburgh. This ground floor property is located in a traditional tenement and comprises an entrance hall, living room with dining area, and modern kitchen off, bedroom, and shower room with WC. The property benefits from gas central heating, double glazing, and is 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 November 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £11,100 representing an immediate yield of 7.4%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £150K.

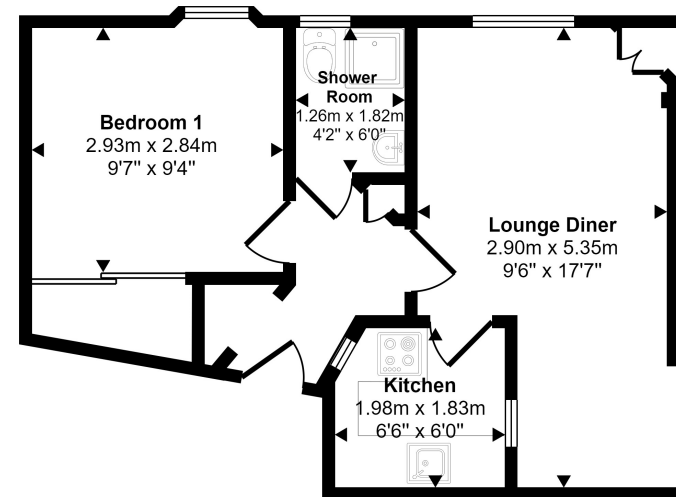
Gorgie is a vibrant neighbourhood lying south-west of Edinburgh city centre. The property is located within easy reach of the West End, Financial District, Haymarket and Saughton Public Park. Bustling Gorgie and Dalry have an array of dining and retail choices and nearby Fountain Park boasts a multiplex cinema, casual eateries, and a state-of-the-art gym. Edinburgh Napier University at Merchiston, Edinburgh College Sighthill Campus, and Heriot-Watt University are easily accessible. Regular bus and tram services connect Gorgie quickly to the city centre and beyond, and there is easy access to the A8 linking to the City Bypass.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- Home Report £150K
- 1 Bedroom
- Current Rental £925pm
- Current Yield 7.4%
- EPC Rating: C
- 40 sq m
- No Buyer Fees

Approx Gross Internal Area
35 sq m / 381 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.