



EDINBURGH PORTFOLIO

Residential portfolio comprising of 6 properties in
Edinburgh



INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

EDINBURGH PORTFOLIO

- A small portfolio comprising of 6 properties in Edinburgh
- Tenanted & compliant
- Properties produce an income of £70,620 pa
- This is a current gross yield of 7.2%
- Potential market yield is 8.4%
- The portfolio consists of standard construction types
- The portfolio has an estimated valuation of £1,055,000
- Offers invited around £975,875
- Properties are in good condition, well managed
- EPCs range from D to B, except one flat which is E

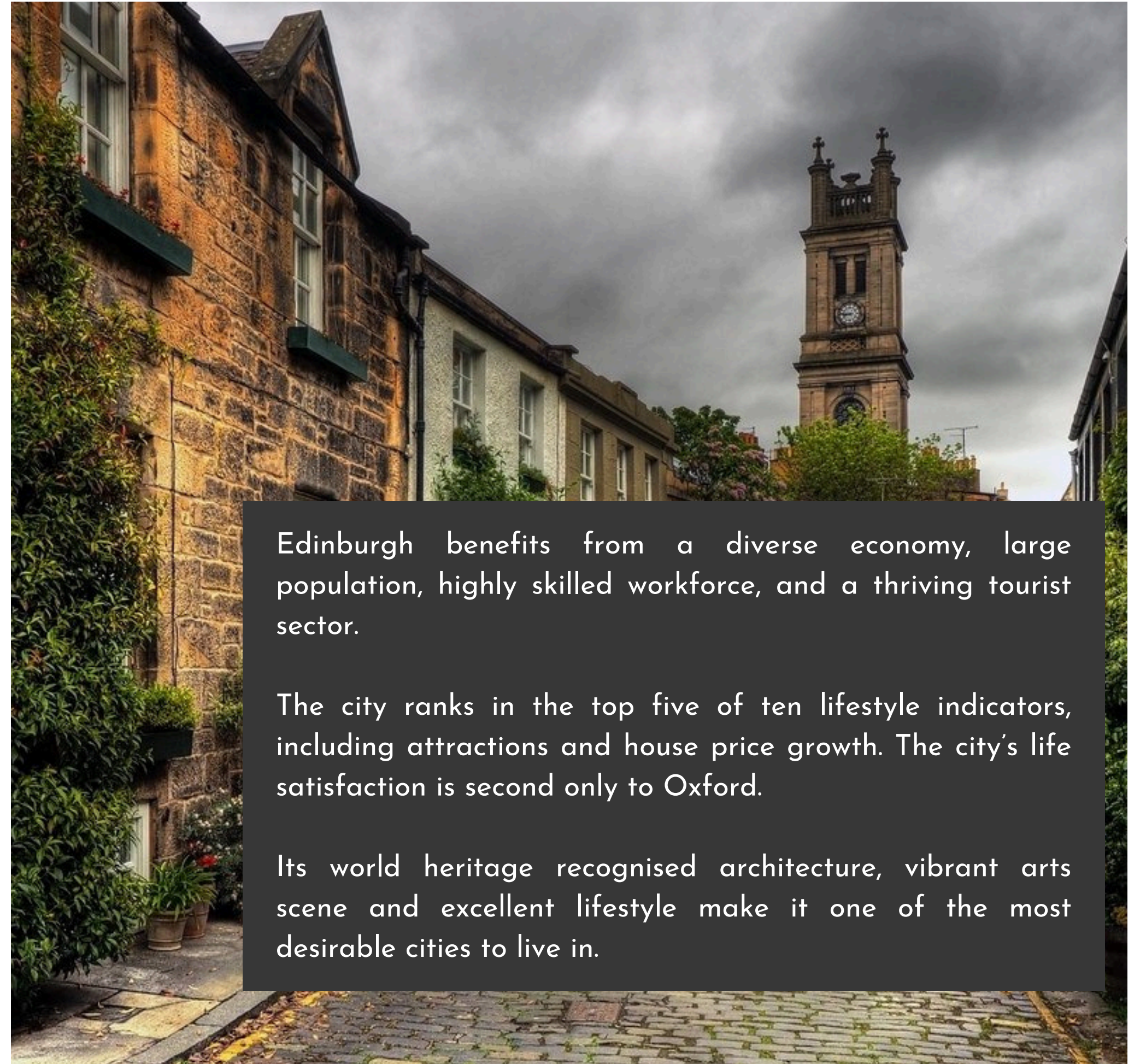


ACCOMMODATION & TENANCY SCHEDULE

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
353/1 Easter Road, Edinburgh	EH6 8JF	Flat	2	E	£10,200	£12,600	6.0%	7.4%	£185,000	£171,125
117/8 Lochend Road, Edinburgh	EH6 8BX	Flat	2	D	£10,500	£13,200	6.9%	8.6%	£165,000	£152,625
14/3 Parkhead Loan, Edinburgh	EH11 4SJ	Flat	2	B	£10,500	£13,200	6.9%	8.6%	£165,000	£152,625
8 Rosemount Buildings, Edinburgh	EH3 8DB	Flat	2	D	£13,200	£16,800	6.5%	8.3%	£220,000	£203,500
6/1 Royston Mains Place, Edinburgh	EH5 1LQ	Flat	3	C	£15,000	£15,000	10.5%	10.5%	£155,000	£143,375
22/5 South Gyle Park, Edinburgh	EH12 9EL	Flat	1	C	£11,220	£11,220	7.4%	7.4%	£165,000	£152,625
					£70,620	£82,020	7.2%	8.4%	£1,055,000	£975,875

ABOUT EDINBURGH



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.



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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SUPPLIER 2025**

