



Portfolio

ST MARYS STREET

Edinburgh, EH1 1SU

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Fixed Price £271,999

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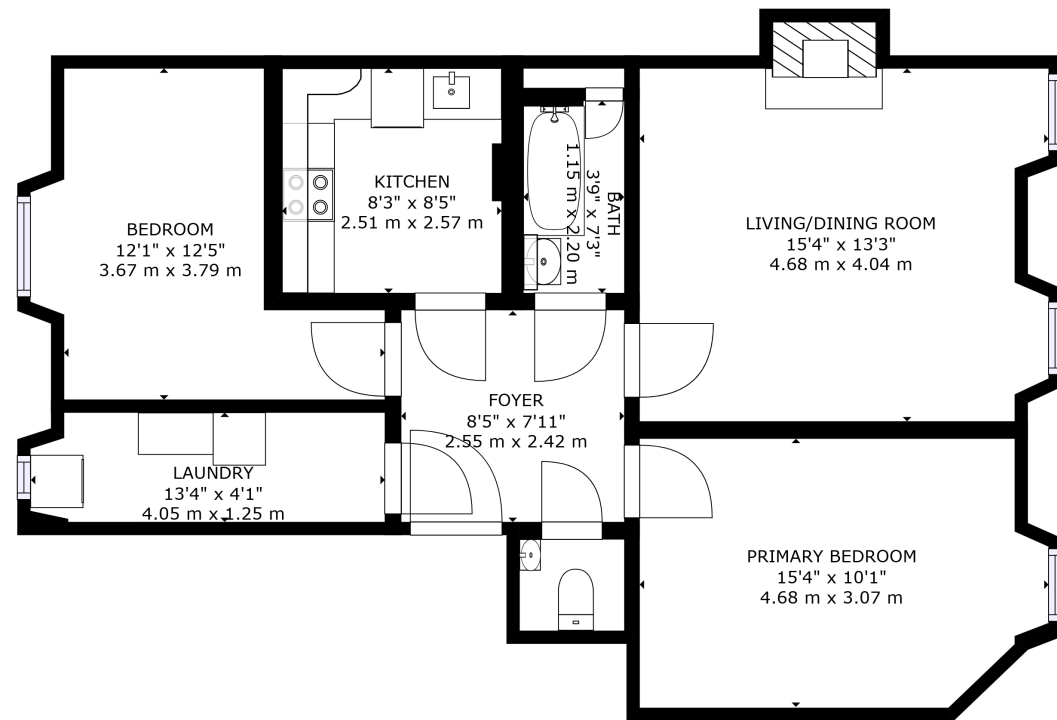


Tenanted 2 bedroom buy-to-let investment situated in the heart of Edinburgh's historical Old Town. This top floor property is located within a traditional tenement and comprises an entrance hallway, spacious and bright lounge with double window, 2 double bedrooms, an internal kitchen, a bathroom with plumbed shower, WC, and good size storage room with window. The property benefits from a central location, gas central heating, high ceilings, original cornice, 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 long-term tenant has been a resident since May 2022 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £13,800. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £270K. The Old Town district is one of Edinburgh's most sought after residential areas, with easy access to Princes Street, The Royal Mile, the Scottish Parliament, Dynamic Earth, and Edinburgh University. This property would suit professionals and students.

FEATURES

- Buy-To-Let Investment
- Tenanted Property
- Fully Compliant
- 2 Bedrooms
- Home Report £270K
- Current Rent: £1150pm
- Yield 5.1%
- 68 sq m
- Price includes all safety certs & inventory items
- Furnished Let



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 752 sq. ft, 70 m²
TOTAL: 752 sq. ft, 70 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.