

Portolio



25 INCHGARVIE PARK

South Queensferry, City of Edinburgh EH30 9RN

Fixed Price £174,995

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This tenanted buy-to-let investment is located in a well-established residential area of South Queensferry. Forming part of a two-storey block of four properties built in 1930s, this three-bedroom ground floor flat offers comfortable and convenient living. The home spans approximately 74 square metres and features a bright and spacious living room, a well-appointed kitchen, shower room, and 3 bedrooms. The property benefits from having double glazing, gas central heating, and a private garden.

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 resident since August 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £16,800 representing an immediate yield of 9.6%. The property is let unfurnished and is sold as seen. The Home Report value is £175K.

South Queensferry, located northwest of Edinburgh, has experienced notable activity in its property market over the last 12 months reflecting in a 2.6% increase in the average property price. The area continues to attract interest from both buyers and investors, thanks to its scenic location along the Firth of Forth and proximity to Edinburgh. This sustained demand is expected to support property values in the foreseeable future.

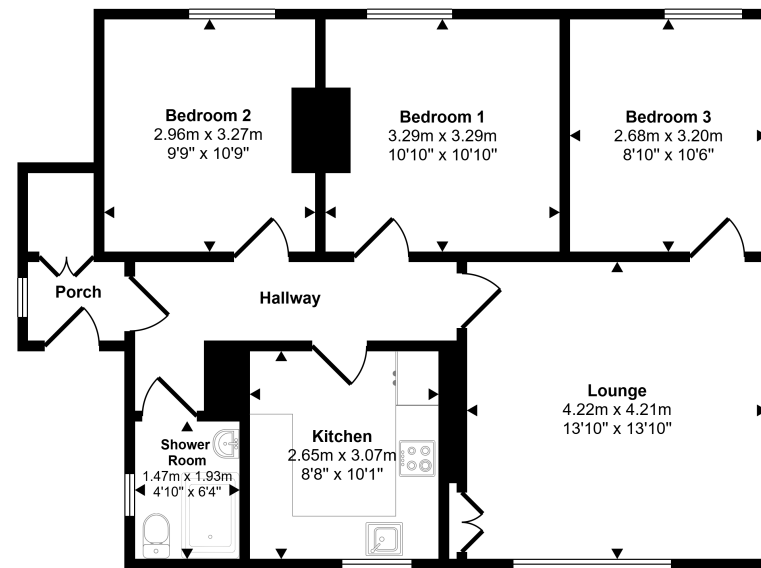
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 3 Bedrooms
- 74 sq m
- Home Report £175,000
- Current Yield 9.6%
- Current Rental £1400pm
- EPC Rating D
- Unfurnished Let
- No Buyer Fees

Approx Gross Internal Area
72 sq m / 770 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.