

Portolio



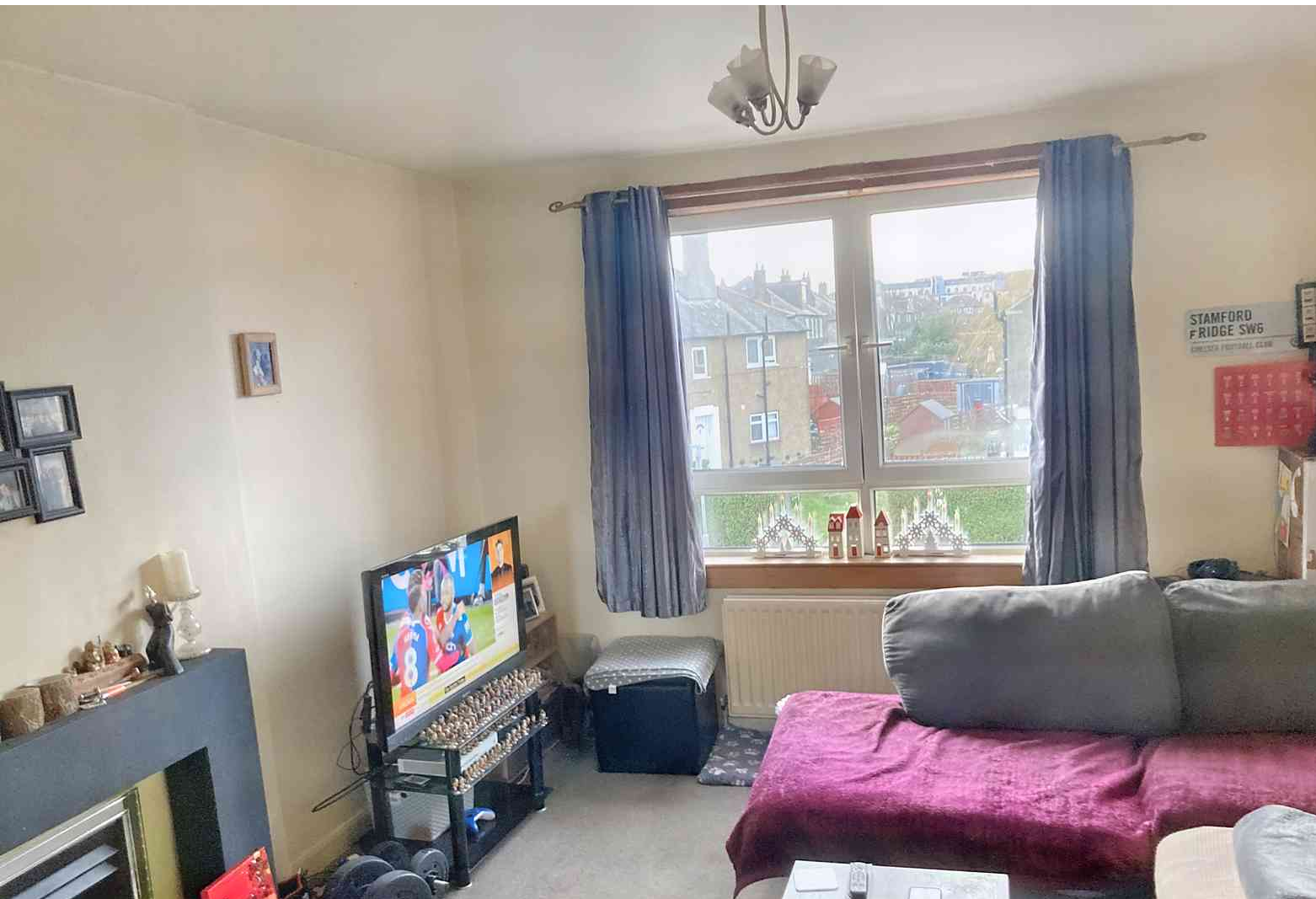
BOSWALL PARKWAY

Edinburgh, EH5 2PP

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Fixed Price £139,995

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Tenanted 2 bedroom upper villa flat in the popular Boswall area of Edinburgh. This buy-to-let investment property comprises an entrance hall, living room, kitchen, two bedrooms, and bathroom with WC. The property benefits from gas central heating, double glazing, a garden, street parking, and being fully compliant for the rental market.

The property is being sold with the tenants in situ as a buy-to-let investment and is fully compliant with PRT, EICR, gas safety, PAT, and legionella risk assessment. The tenant has been a resident since August 2016 providing rental income on day 1 of purchase, The current tenancy generates an annual rental income of £9,000, and a future tenancy is likely to secure £10,800 pa. The property is sold as seen and the sale price includes all the inventory items.

The area of Boswall is located to the north of Edinburgh's city centre approximately 15 minutes by car.

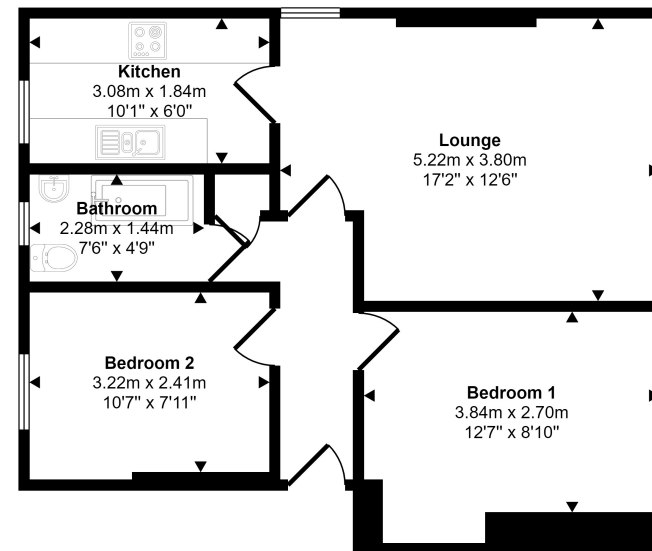
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report : £150,000
- Current Rental: £750pm
- Current Yield 6.4%
- EPC Rating: C
- 53 sq m
- Unfurnished Let

Approx Gross Internal Area
55 sq m / 591 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.