

Portolio



ROSSIE PLACE

Edinburgh, EH7 5SD



Fixed Price £164,995

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Located on the third floor of a traditional tenement building dating from circa 1900, this well-positioned one-bedroom flat offers an attractive buy-to-let investment opportunity in a highly sought-after central Edinburgh location. Extending to approximately 37 sq m, the accommodation comprises a hall, living room with open-plan kitchen, double bedroom, shower room, and a separate WC. The property benefits from a gas-fired central heating system and a mix of timber and uPVC framed windows, incorporating both single and double-glazed units. The current EPC rating is Band C, supporting good energy efficiency for a traditional tenement property.

The flat is being sold with the tenants in situ. The current tenants have been in residence since May 2024 and pay £991 per calendar month, with the market rent assessed at approximately £1,000 pcm, offering stability with potential for future rental alignment. The property is fully compliant for the rental market.

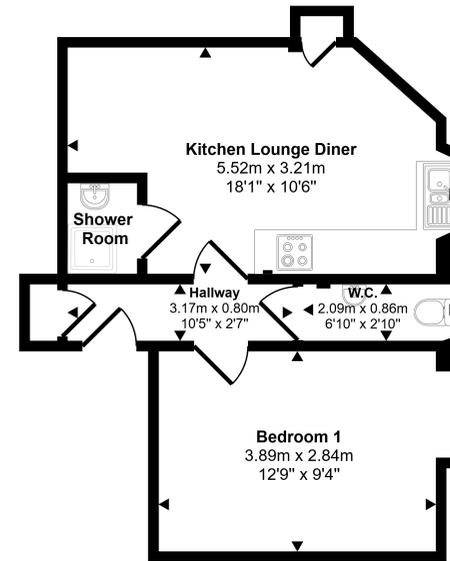
Rossie Place lies within the popular Easter Road / Leith Walk district, just east of Edinburgh city centre. The area consistently attracts strong demand from young professionals, key workers, and students, owing to its proximity to the city centre, excellent public transport links (including the tram network), and a vibrant mix of cafés, restaurants, and independent retailers. With easy access to central employment hubs, the University of Edinburgh, and Waverley Station, properties in this location benefit from low void periods and resilient rental demand. Central Edinburgh continues to deliver strong long-term capital growth and dependable rental performance, making this an appealing addition to any buy-to-let portfolio.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 bedroom
- Home Report £175,000
- Current yield 7.2%
- Current rental £991pm
- EPC Rating C
- Furnished Let
- 37 sq m

Approx Gross Internal Area
35 sq m / 378 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.