

**TELFORD DRIVE** 

Edinburgh, EH4 2NN







Tenanted 3 bedroom buy-to-let property investment in the popular area of Crewe Toll. This spacious top floor property comprises an entrance hallway with a hatch to the attic, a bright living room, a kitchen with a door leading to a balcony, 3 double bedrooms, and a bathroom with an electric shower. The property benefits from gas central heating, double glazing, external wall insulation installed in 2015, 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 March 2023 providing rental income on day 1 of purchase, The current tenancy generates an annual rental income of £9,600. A future tenancy could secure a yield of 8.8%. The property is sold as seen and the sale price includes all the inventory items.

The property is situated in the Crewe Toll area, which lies to the northwest of the city centre. The area benefits from nearby regular transport services leading to the city centre and many surrounding areas. The property is only a short walk to Telford College, Western General Hospital, Ainslie Park Leisure Centre, and Craigleith Retail Park.





## **FEATURES**

- Buy-To-Let Investment
- Tenanted & Fully Compliant
- 3 Bedrooms
- 71 sq m
- Home Report: £165,000
- Current Rental £800pm
- Current Yield 6.4%
- EPC Rating: C
- Unfurnished Let
- Price Includes

Inventory Items &

## 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.