

Portolio



92 STUART CRESCENT

Edinburgh, EH12 8XT

Fixed Price £199,995

0333 344 2855 | property@portolio.co.uk



.....

Tenanted 2 bed buy-to-let investment property in the East Craig's area of Edinburgh. This main door property comprises of 2 double bedrooms with built-in wardrobes, bathroom with an electric shower, fully fitted kitchen, a spacious lounge area, and a hall with storage cupboards. The property also benefits from full gas central heating (new boiler installed 2024), double glazing, private back garden, allocated parking space, and is 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 tenant has been resident since December 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £14,400 (rent increasing to £1200pm in December) representing an immediate yield of 7.2%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £205K.

East Craigs is an area of Edinburgh located in the north-west of the city. The property offers quick and easy access to the business park at The Gyle, the airport, the city bypass, M8 as well as the M9, and over to Fife via the Queensferry Crossing. The local bus and tram networks offer easy access across the city.

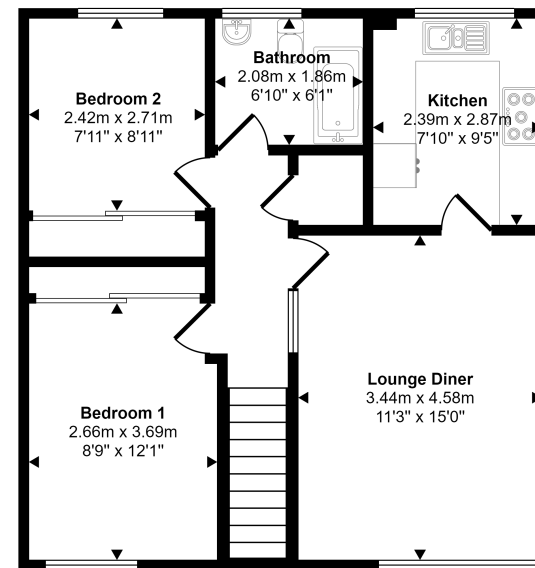
.....



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £205K
- Current Rental £1200pm
- Current Yield 7.2%
- EPC Rating: C
- 65 sq m
- No Buyer Fees
- Furnished Let

Approx Gross Internal Area
55 sq m / 595 sq ft



First Floor

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.