



Portfolio

BLACKWOOD CRESCENT

Edinburgh, EH9 1QZ

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Offers in Region of £249,995

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Tenanted 2 bedroom property investment in the popular area of Newington, Edinburgh. This buy-to-let property is located on the top floor of a traditional tenement. The accommodation comprises of spacious living room, modern kitchen, 2 double bedrooms and shower room. The property benefits from traditional cornice, working window shutters, gas central heating, and well kept communal stairwell.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenants have been residents since June 2016. The current tenancy generates an annual rental income of £12,000pa. A future tenancy should secure £18,000pa. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £275K.

Newington is a neighbourhood of Edinburgh, located south of the city centre. The area has an excellent array of shops, fashionable bars, cafes, and restaurants. The property is located within a short walk of Edinburgh University, Arthur's Seat, The Meadows, and the Royal Commonwealth Pool.

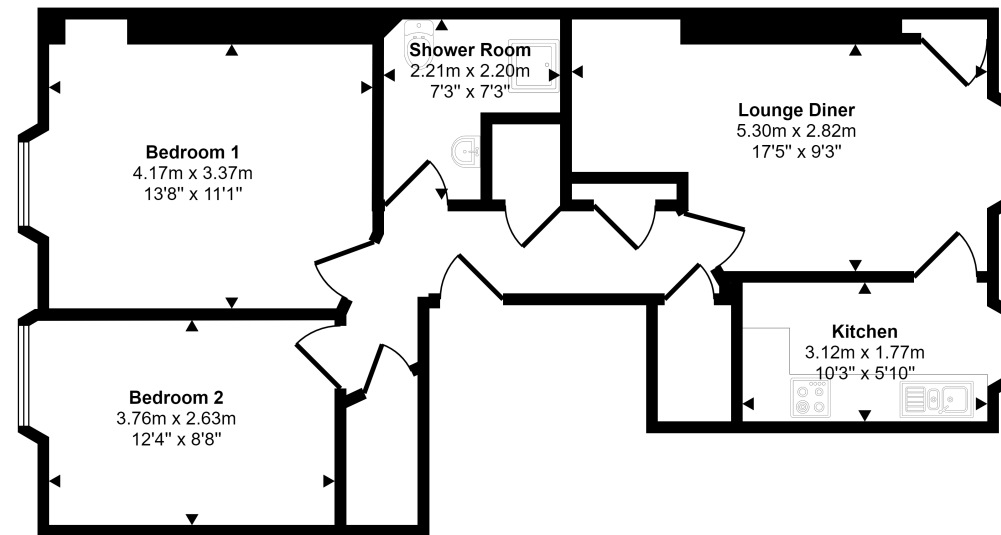
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report : £275,000
- Current Rental £1000pm
- 70 sq m
- EPC Rating: D
- Furnished Let
- No Buyers Fees
- Available £20K below HR value.

Approx Gross Internal Area
64 sq m / 687 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.