

Portolio

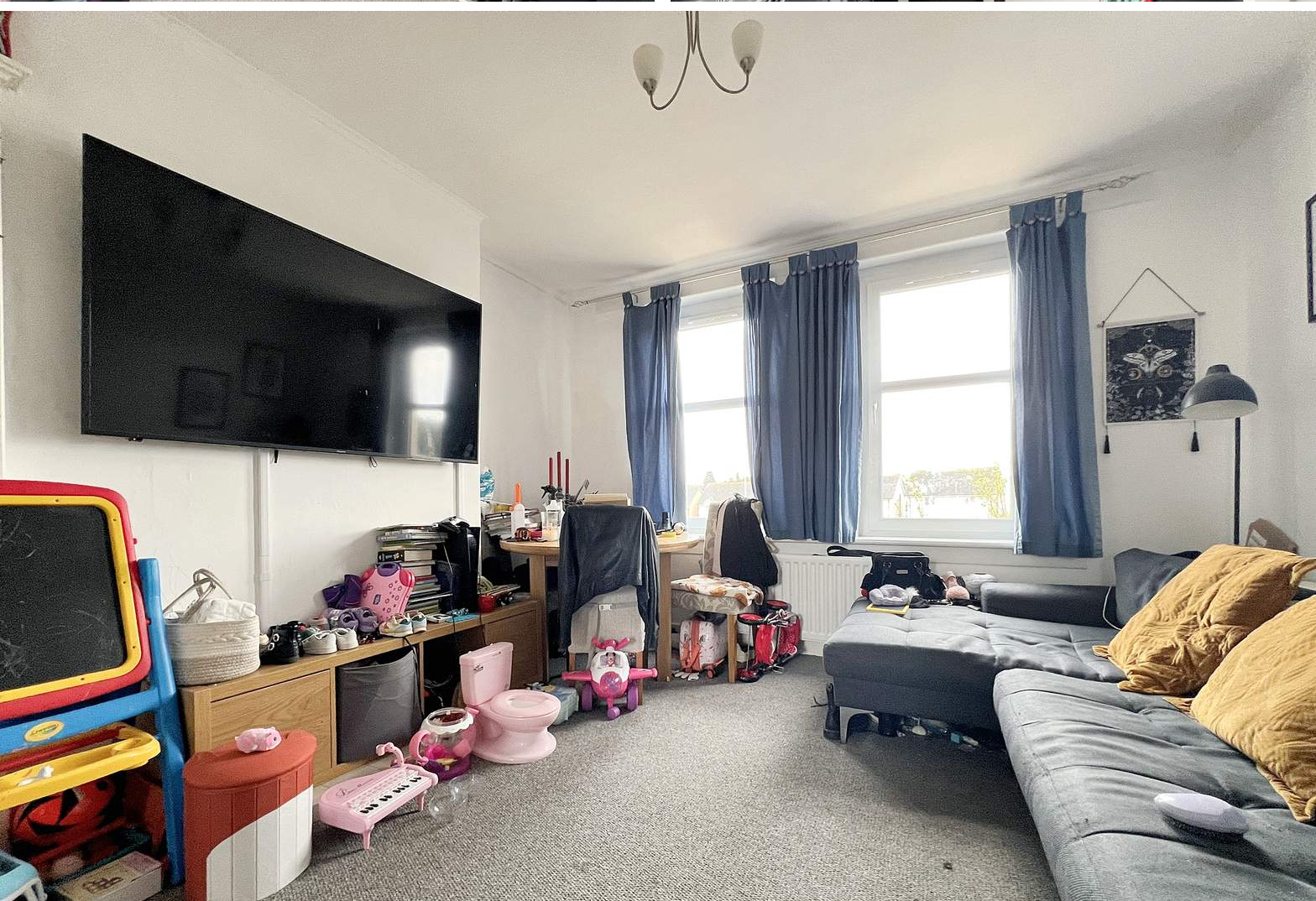


200 BIRKENSIDE

Gorebridge, Midlothian EH23 4JN

Fixed Price £134,995

0333 344 2855 | property@portolio.co.uk



.....

Tenanted two bedroom buy-to-let investment located in the popular Midlothian town of Gorebridge. This well-proportioned upper villa flat presents an excellent buy-to-let investment opportunity, with tenants in situ providing immediate rental income. Set within a traditional two-storey block dating from the 1930s, the property comprises an entrance hall, spacious livingroom, kitchen, 2 bedrooms and bathroom. The property benefits from having gas central heating, double glazing, a garden, and being fully compliant for the rental market.

This buy-to-let investment is being sold with tenants in situ, ensuring rental income from day one. The tenant has been in residence since May 2023, generating an annual rental income of £10,496.04, offering an immediate yield of 7.7%. A rent increase notice has been served on the tenant with a new rental of £950pm due to start on 1st September 2025 - increasing the yield to 8.4%. The property is let unfurnished and sold as seen. The Home Report value is £140K.

Gorebridge is a village in Midlothian, approximately 10 miles from Edinburgh. Its property market is characterised by its strategic location near Edinburgh, ongoing development projects, and a strong rental demand. These factors contribute to its attractiveness for both homebuyers and investors.

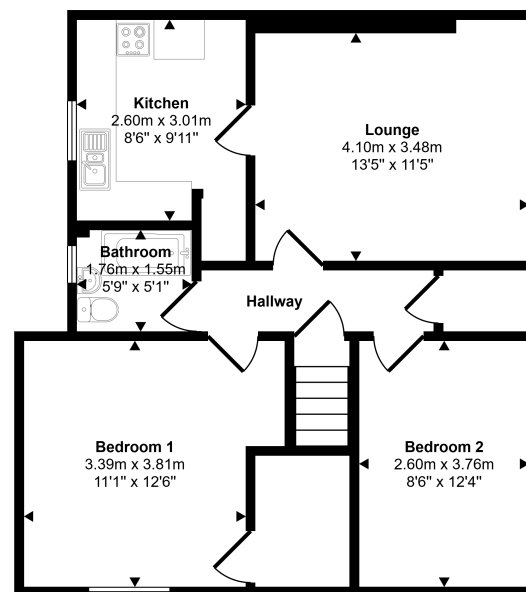
.....



FEATURES

- Tenanted & Fully Compliant
- Buy-to-let Investment
- Home Report £140K
- 2 Bedrooms
- Current Rental £874.67
- Current Yield 7.7%
- 65 sq m
- No Buyer Fees
- EPC Rating C
- Unfurnished Let

Approx Gross Internal Area
63 sq m / 680 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.