



# Portolio

## **OXGANGS CRESCENT**

Edinburgh, EH13 9HL

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**Fixed Price £129,995**

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This tenanted first-floor flat with spacious living room with a private balcony, kitchen, two double bedrooms, and a bathroom, as well as access to shared gardens and unrestricted on-street parking.

GCH and DG ensure year-round comfort and efficiency.

The property is being sold with the tenants in situ as a buy-to-let investment and is fully compliant with PRT, property inventory, EICR, gas safety, PAT, legionella risk assessment, and deposit certificate. The tenant has been a resident since April 2019 providing rental income on day 1 of purchase, the current tenancy generates an annual rental income of £8,400. Please note, for a future tenancy the property has the potential to secure £10,200 pa and generate a yield of 7.4%. The property is sold as seen and the sale price includes all the inventory items.

The popular and well-connected suburb of Oxgangs lies just over 3 miles from the city centre, making it an ideal location for city professionals and families alike. The area is well-connected to the city centre and the rest of the capital with regular bus services, as well as being ideally placed for swift access to the City Bypass.

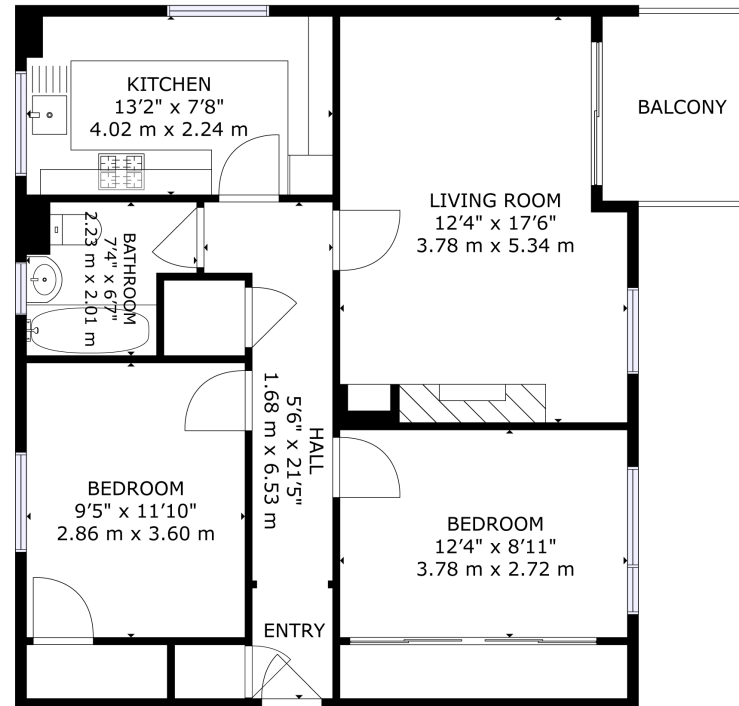
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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Current Rental £700pm
- 69 sq m
- Furnished Let
- Price Includes Inventory Items and safety certificates
- EPC Rating: C
- Current Yield 6.5%



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 742 sq.ft, 69 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### 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 floor plan 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.