

Portolio



8C MUIRHOUSE PLACE EAST

Edinburgh, EH4 4PW

Fixed Price £129,995

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Tenanted 3 bed buy-to-let investment property in the Muirhouse area of Edinburgh. This first floor property comprises an entrance hallway, spacious lounge, fully fitted kitchen, 3 bedrooms, and bathroom. The property benefits from double glazing, gas central heating, 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 2010 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £10,800 representing an immediate yield of 8.3%. There is scope to increase rental for a future tenancy and secure a yield of +10%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £130K. Common block of flats factored by Manor Estates Housing Association for £25 per month.

Muirhouse is located north of Edinburgh city centre and borders the areas of Granton and Davidson's Mains. An excellent local bus service operates to all areas of the city and there is easy access to the main commuting routes including the M8, M9, Forth Road Bridge, and the Airport.

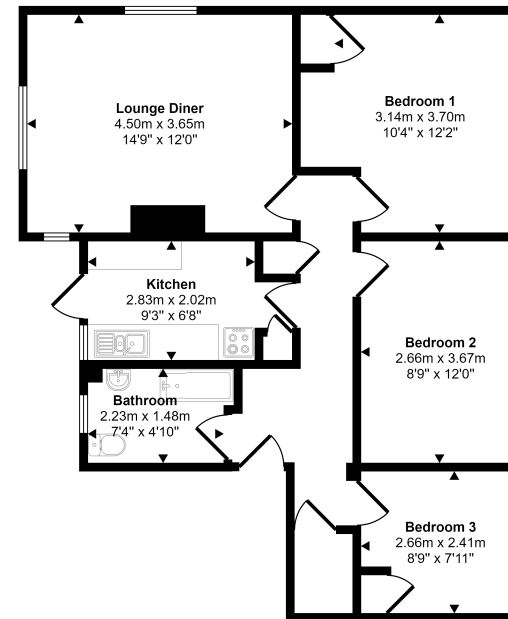
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 3 bedrooms
- Current Rental £900pm
- Home Report £130K
- Current Yield 8.3%
- 73 sq m
- EPC Rating: C
- Unfurnished Let
- No Buyer Fees

Approx Gross Internal Area
68 sq m / 732 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.