



Portolio

OXGANGS CRESCENT

Edinburgh, EH13 9HL

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Offers in Region of £137,999

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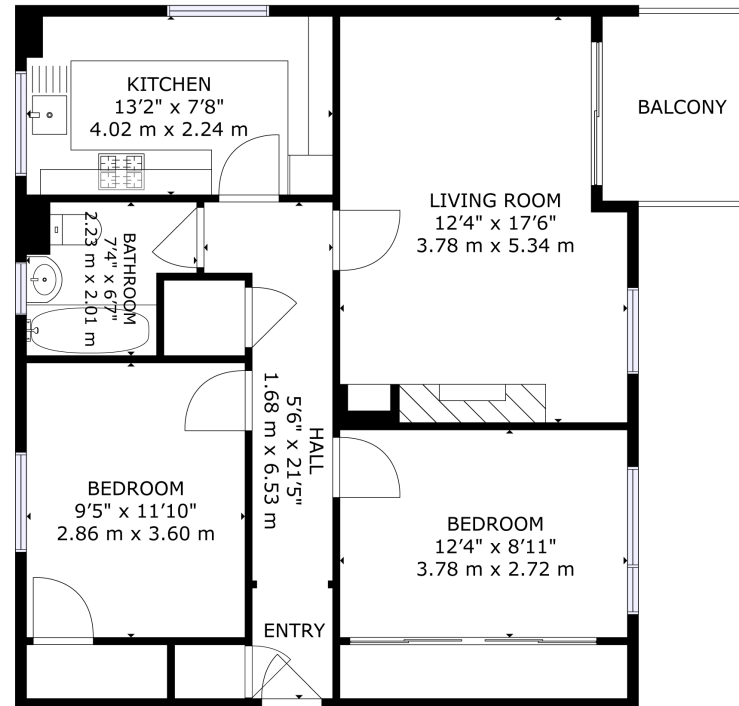
This tenanted first-floor flat forms part of an established development in Oxgangs and offers two bedrooms, a spacious living room with a private balcony, a kitchen, two double bedrooms, and a bathroom, as well as access to shared gardens and unrestricted on-street parking. A shared entrance and stairwell lead to the flat's front door, where you are welcomed inside by a hall with two built-in storage cupboards. At the end of the hall to the right, you step into a living room, where plenty of space is provided for furniture and patio doors open onto a private balcony. The kitchen conveniently neighbours the living room and is fitted with wall and base cabinets, spacious worktops, and splashback tiling, with a breakfast bar offering seating for two. An oven and hob are integrated, whilst provision is made for freestanding appliances. The flat accommodates two double bedrooms, both offering plenty of space for freestanding furniture, with floorspace maximised by large built-in wardrobes. A bathroom completes the accommodation on offer and comprises a bath with an overhead shower, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency. Externally, the development is accompanied by shared gardens and parking on Oxgangs Crescent and in the vicinity is conveniently unrestricted.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Current Rental £700pm
- Current Yield 6.1%
- 69 sq m
- Furnished Let
- Price Includes Inventory Items and safety certificates
- EPC Rating: C



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 742 sq.ft, 69 m²
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 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.