



# Portfolio

## THE PADDOCKHOLM

Edinburgh, EH12 7XR

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**Fixed Price £219,995**

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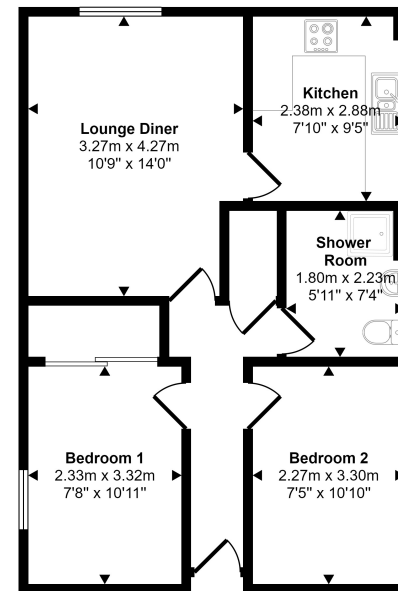
Corstorphine is a highly desirable and well-established suburb located to the west of Edinburgh city centre, offering an attractive blend of strong rental demand, excellent transport links, and proximity to key employment hubs. It's particularly popular with young professionals, families, and airport staff, thanks to its convenient access to Edinburgh Park, The Gyle Business Park, and Edinburgh Airport. The area benefits from frequent public transport, including multiple bus routes and nearby rail links, as well as easy access to the City Bypass (A720) and M8 motorway. Local amenities are plentiful, with a wide range of supermarkets, independent shops, cafes, and well-regarded schools.



## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £220K
- Current Rental £1,295pm
- Current Yield 7.1%
- EPC Rating C
- 52 sq m
- Furnished Let
- No Buyer Fees

Approx Gross Internal Area  
50 sq m / 535 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.