

## THE PADDOCKHOLM

Edinburgh, EH12 7XR







Tenanted 2 bedroom buy-to-let ground floor flat in the modern development in the Corstorphine area of Edinburgh. An ideal opportunity for buy-to-let investors, this tenanted two-bedroom ground floor flat offers immediate rental income in a well-connected and established residential area northwest of Edinburgh city centre. Forming part of a twostorey block, the accommodation comprises an entrance hall, a living room open to a fitted kitchen, two bedrooms, modern shower room with WC. The property benefits from gas central heating, double glazing, residents' parking, and is fully compliant with current rental legislation, making it a ready-to-go investment.

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 2025, generating an annual rental income of £15,540, offering an immediate yield of 7.1%. The property is let unfurnished and sold as seen. The Home Report value is £220K. Viewings are strictly by appointment to protect the privacy of the tenant.

Corstorphine is a highly desirable and wellestablished 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.

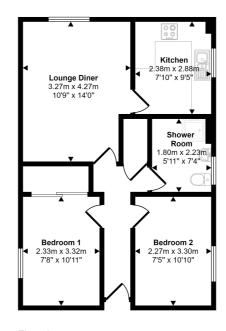




## **FEATURES**

- 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. Icoms 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.