

Portolio



5 BURNSIDE ROAD

Gorebridge, Midlothian EH23 4EU

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Fixed Price £147,995

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Tenanted two-bedroom mid-terraced house for sale, offering a ready-made buy-to-let investment opportunity in the popular Midlothian town of Gorebridge. The accommodation is available £10K below the Home Report value, extends to around 77m² and comprises an entrance vestibule, bright lounge, and spacious kitchen/dining room on the ground floor. Upstairs features a landing, two well-proportioned bedrooms, and a family bathroom. The property benefits from gas central heating, uPVC double glazing, and private gardens to the front and rear.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the current tenants have been a resident since July 2020 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £10,740. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £160K.

Gorebridge is a growing commuter town approximately 10 miles south of Edinburgh, offering a great balance of countryside living and city convenience. The town benefits from a train station providing regular services to Edinburgh Waverley, as well as good local amenities, schools, and easy access to the A7 for travel north and south. Demand for rental property in the area remains strong thanks to its affordability and excellent transport links.

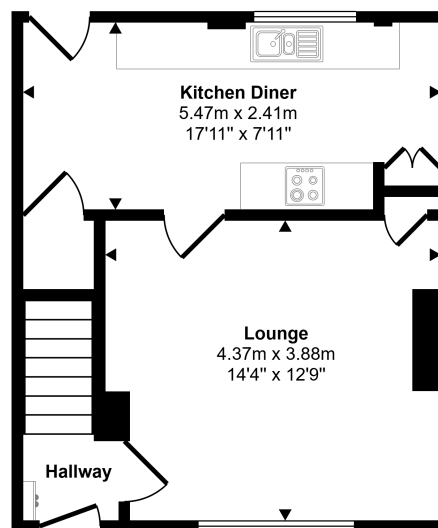
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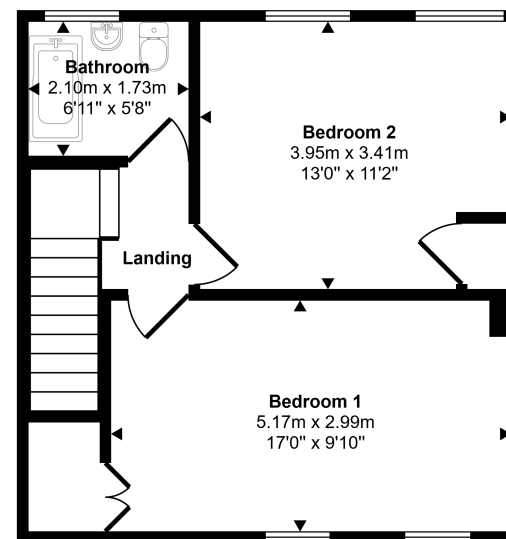
FEATURES

- Buy-To-Let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £160K
- Current rental £895pm
- Current Yield 7.3%
- EPC Rating D
- 78 sq m
- Furnished Let

Approx Gross Internal Area
76 sq m / 816 sq ft



Ground Floor
Approx 35 sq m / 377 sq ft



First Floor
Approx 41 sq m / 440 sq ft

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.