

GLASGOW & EDINBURGH PORTFOLIO

High quality residential portfolio comprising of 5 flats in Glasgow, 1 flat in Renfrew and 2 flats in Edinburgh



INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

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- High quality residential portfolio comprising of 5 flats in Glasgow, 1 in Renfrew, 2 in Edinburgh
- Tenanted & compliant
- Properties produce a gross income of £117,084 pa
- This is a current gross yield of 6.8%
- Potential market yield is 7.6%
- The portfolio consists of standard construction types
- All properties have an EPC of B, except two which are C.
- The portfolio has an estimated valuation of £1,800,000
- Offers invited around £1,731,500
- Offers will be considered on the 5 Glasgow & 1 Renfrew properties as a portfolio of 6



ACCOMMODATION & TENANCY SCHEDULE

Portfolio

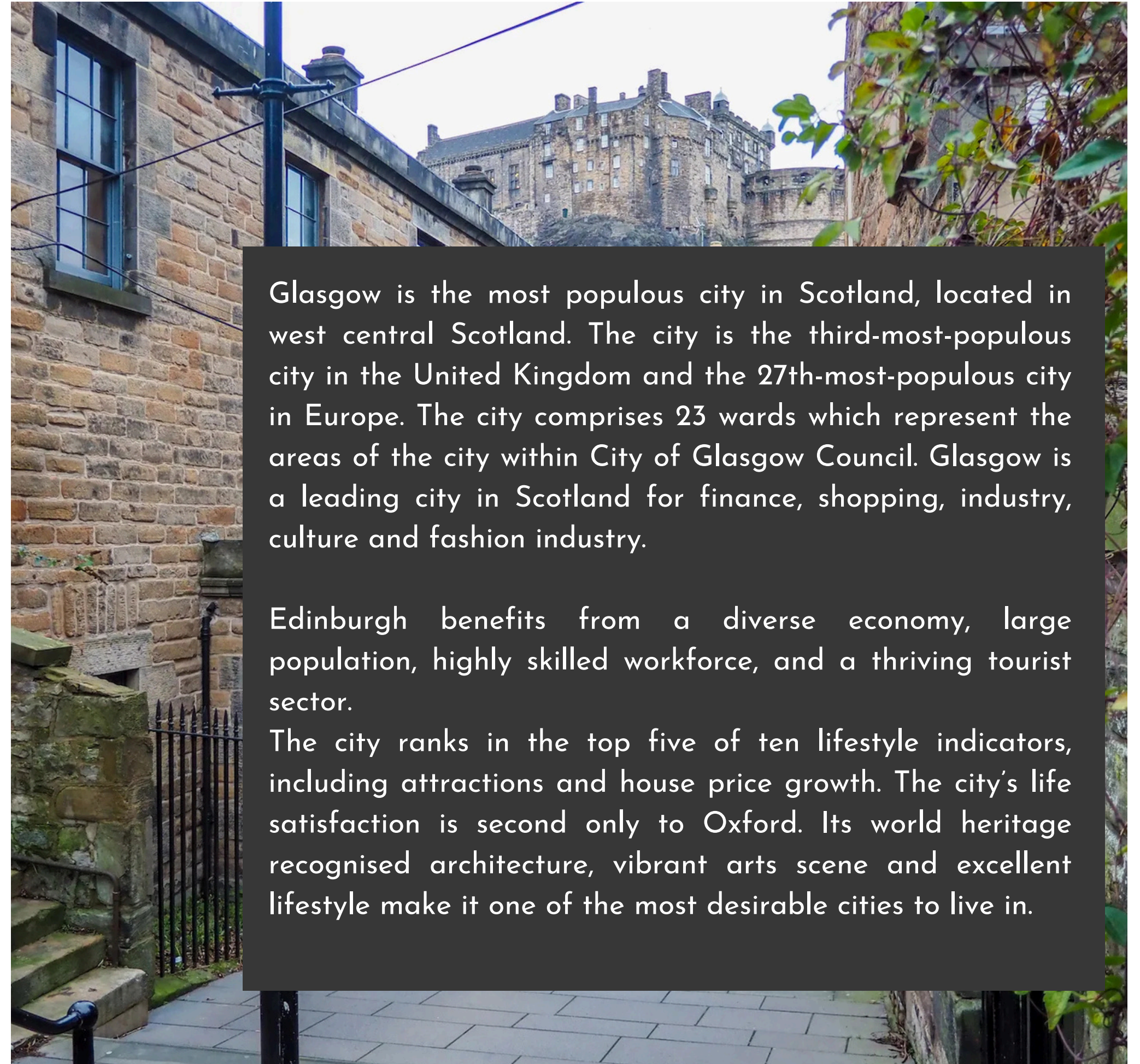
Address	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
32/3 East Pilton Farm Crescent, Edinburgh	EH5 2GH	Flat	2	B	£14,784	£15,000	6.4%	6.5%	£235,000	£230,000
1F2, 1 South Oxford Street, Edinburgh	EH8 9QF	Flat	4	C	£34,200	£34,200	7.6%	7.6%	£465,000	£451,000
O/1, 2 Redshank Avenue, Renfrew	PA4 8SF	Flat	2	C	£9,600	£12,000	6.4%	8.0%	£160,000	£150,000
1/5, 15 Oswald Street, Glasgow	G1 4PD	Flat	1	B	£10,500	£12,600	6.8%	8.2%	£160,000	£154,000
2/1, 15 Oswald Street, Glasgow	G1 4PD	Flat	1	B	£10,200	£12,600	6.3%	7.8%	£170,000	£161,500
4/4, 15 Oswald Street, Glasgow	G1 4PD	Flat	2	B	£12,600	£16,200	6.0%	7.8%	£215,000	£208,500

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ABOUT GLASGOW & EDINBURGH



Glasgow is the most populous city in Scotland, located in west central Scotland. The city is the third-most-populous city in the United Kingdom and the 27th-most-populous city in Europe. The city comprises 23 wards which represent the areas of the city within City of Glasgow Council. Glasgow is a leading city in Scotland for finance, shopping, industry, culture and fashion industry.

Edinburgh benefits from a diverse economy, large population, highly skilled workforce, and a thriving tourist sector.

The city ranks in the top five of ten lifestyle indicators, including attractions and house price growth. The city's life satisfaction is second only to Oxford. Its world heritage recognised architecture, vibrant arts scene and excellent lifestyle make it one of the most desirable cities to live in.



MONI TAGORE

SALES AGENT



ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, working with private landlords and letting agents all over Scotland, and investors around the world.

GET IN TOUCH

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**RECOGNISED
SUPPLIER 2025**

