

Portfolio

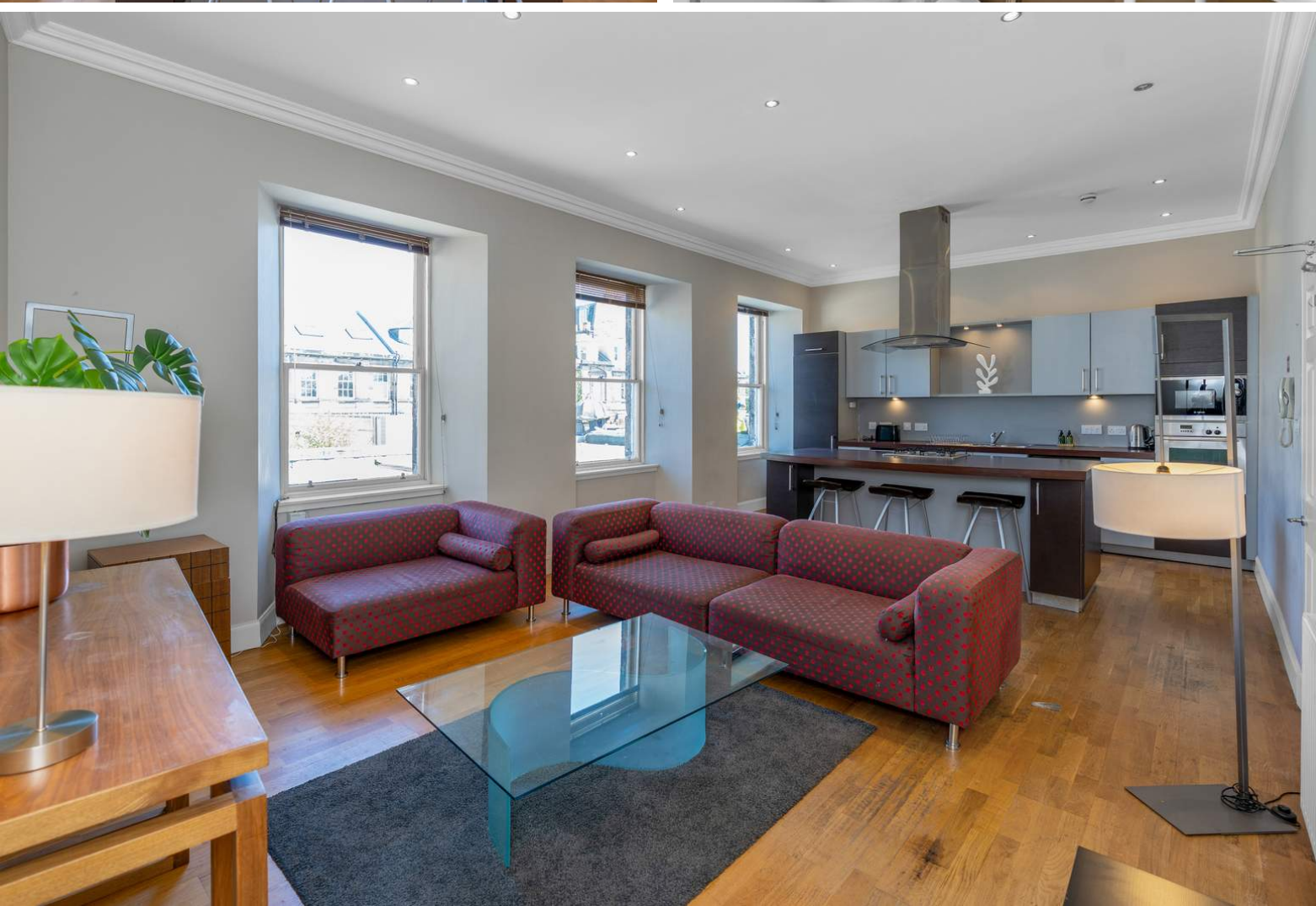


68 NEWINGTON ROAD

Edinburgh, EH9 1QN

Fixed Price £474,995

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Superb Tenanted 3-Bedroom HMO buy-to-let Investment in the Newington area of Edinburgh. An outstanding investment opportunity in one of Edinburgh's most sought-after rental locations – this tenanted 3-bedroom HMO property is situated in the ever-popular Newington area, just minutes from the University of Edinburgh and vibrant city amenities. Occupying a charming double upper flat with its own main door entrance, this spacious and characterful home spans approximately 123 sq m and dates back to circa 1825, blending period charm with modern functionality.

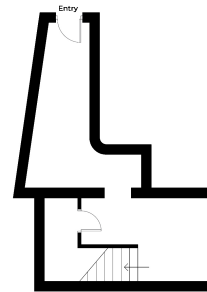
The property is being sold with the tenants in situ and is fully compliant with all HMO regulations. The property offers a turnkey investment with immediate rental income of £31,200 pa. The accommodation is presented in excellent condition and comprises a bright open-plan lounge and kitchen, three generous double bedrooms, a main shower room, and an ensuite bathroom. The property benefits from gas central heating and double glazing throughout and holds a valid HMO licence, making it perfectly positioned for the student and professional rental market. Its location in Newington ensures high demand and consistent occupancy, thanks to excellent access to the university, city centre, parks, cafes, and public transport.

FEATURES

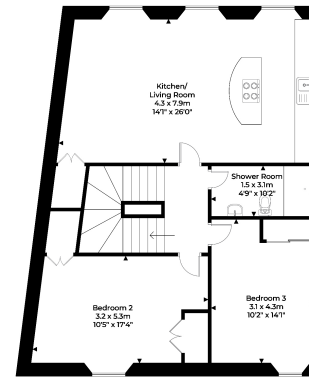
- Buy-to-let Investment
- Tenanted & Fully Compliant
- 3 Bedrooms
- Home Report £475,000
- Annual Rental Income £31,200
- Current Yield 6.5%
- Furnished Let
- EPC Rating C
- 123 sq m
- No Buyer Fees



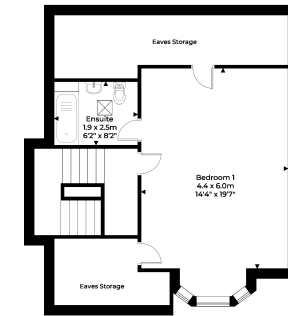
68 Newington Road, Edinburgh, EH9 1QN
Approximate Gross Area
170 sq m / 1830 sq ft



Ground Floor



1st Floor



2nd Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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.