

Portolio



32 HILLWOOD CRESCENT

Ratho Station, Newbridge, City of Edinburgh EH28 8QF

Fixed Price £194,995

0333 344 2855 | property@portolio.co.uk



.....

Tenanted 2 bedroom terraced house in the Ratho Station area of Edinburgh with a current yield of 8.9%. On the ground floor of this buy-to-let investment, there is an entrance hallway, living room with French doors leading onto the garden, and a modern kitchen. On the first floor, there is a landing, two bedrooms, and a modern bathroom. The property benefits from recently being fully renovated with gas central heating, double glazing, private garden and is fully compliant for the rental market.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since September 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £17,400 representing an immediate yield of 8.9%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £200K.

Ratho Station is located on the outskirts of Edinburgh next to Edinburgh Airport. The area has excellent transport links into Edinburgh city centre as well as easy access to the M8 & M9.

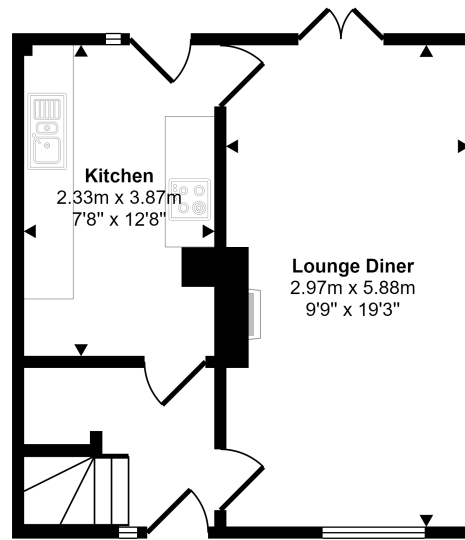
.....



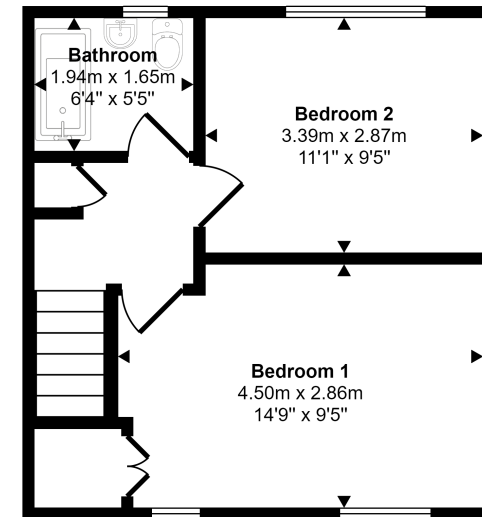
FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £200K
- Current Yield 8.9%
- Current rental £1450pm
- EPC Rating: C
- 68 sq m
- Unfurnished Let
- No Buyer Fees

Approx Gross Internal Area
65 sq m / 699 sq ft



Ground Floor
Approx 32 sq m / 347 sq ft



First Floor
Approx 33 sq m / 352 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.