

Portfolio



12/6 MORNINGSIDE DRIVE

Edinburgh, EH10 5LY

Fixed Price £320,000

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Tenanted 3 bedroom buy-to-let investment property in the popular area of Morningside. This HMO compliant property is located on the third floor of a traditional tenement. The accommodation comprises entrance hall, bay window living room, kitchen, three double bedrooms, and bathroom with wc. The property benefits from having gas central heating, traditional period features, excellent location, and being 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 HMO compliant and the tenant has been resident since 2021 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £21,803.04 representing a yield of 6.8%. The property is sold as seen and the sale price includes all the inventory items. The HomeReport value is £330K.

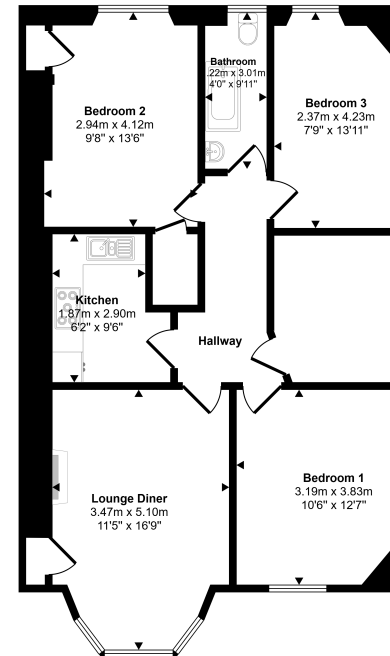
Morningside is a popular area in the south of the city that offers an excellent range of supermarkets, independent retailers, coffee shops, and specialty food stores. The area is known for its high quality of schooling at primary and secondary level. It is also ideally situated for Napier University, the University of Edinburgh and the College of Art. Morningside also has numerous bars & restaurants available within as does nearby Bruntsfield. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, with a range of gyms/leisure facilities a short drive away. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills & Braidburn Valley Park. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.



FEATURES

- Buy-to-let Investment
- Fully HMO compliant
- 3 Bedrooms
- Home Report £330,000
- £10K discount
- Current Rental £1816.92
- Current Yield 6.8%
- 76 sq m
- Furnished Let
- No Buyer Fees

Approx Gross Internal Area
78 sq m / 837 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. 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.