



Portolio

MOAT STREET

Edinburgh, EH14 1PJ

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Fixed Price £149,995

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Tenanted 1 bed buy-to-let investment property in the Slateford area of Edinburgh. This top floor property with available with the £10K discount on the Home Report. The accommodation comprises an entrance hall, open plan living room/kitchen, double bedroom, and bathroom. The property benefits from having double glazing, electric heating, 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 compliant and the tenant has been resident since December 2018 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,180 representing an immediate yield of 6.1% with scope to generate a higher yield for the next tenancy. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £160K.

Slateford is located approximately 2 miles from Edinburgh city centre. Bus services are available at the end of the street to many parts of the city including all universities, Edinburgh Park and Edinburgh Airport.

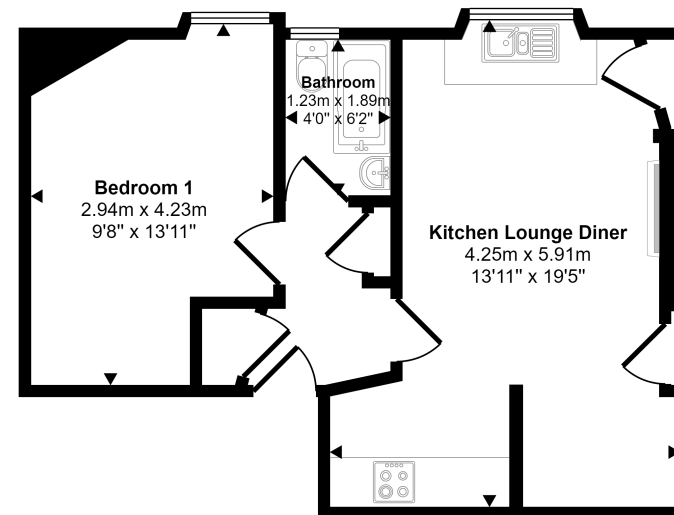
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Complaint
- 1 Bedroom
- Current Rental £765pm
- Home Report £160K
- Current Yield 6.1%
- EPC Rating: E
- 43 sq m
- Unfurnished Let
- No Buyer Fees

Approx Gross Internal Area
40 sq m / 428 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.