



Portolio

64F SILVERKNOWES ROAD

Edinburgh, EH4 5LF

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Fixed Price £162,995

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Tenanted 2 bed property investment in the Silverknowes area of Edinburgh. This buy-to-let is located on the top floor of a 3 storey development and the accommodation comprises an entrance hall, living room, kitchen, two bedrooms, and bathroom. The property is available £17K below the Home Report value and also benefits from gas central heating, double glazing, well kept communal 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 December 2016 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,300 representing an immediate yield of 5.7%. There is scope to increase the rental for a future tenancy. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £180K. The factoring charge is approximately £75 per month.

Silverknowes is an area of Edinburgh that lies 4 miles northwest of the city centre. Davidsons Mains is only short walk and has a host of shops and places to eat. The area has easy access to public transport services to all parts of the city as well as being a short drive to the city by-pass, M8 & M9.

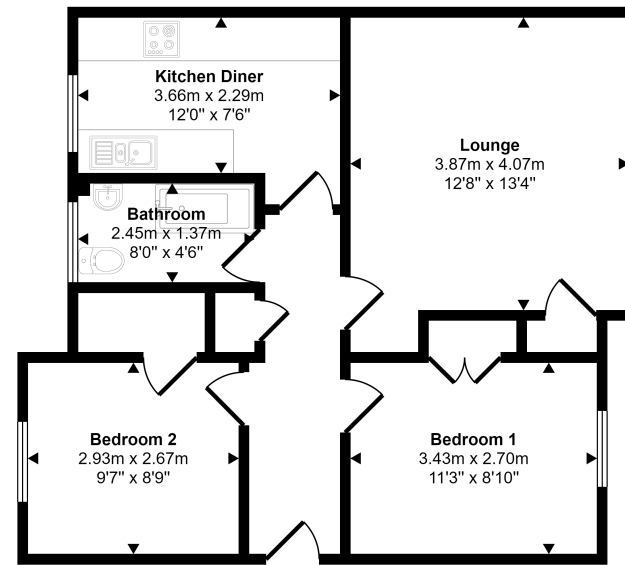
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £180K
- £17K Discount
- Current Rental £775pm
- Current Yield 5.7%
- Furnished Let
- EPC Rating: C
- 62 sq m

Approx Gross Internal Area
58 sq m / 627 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.