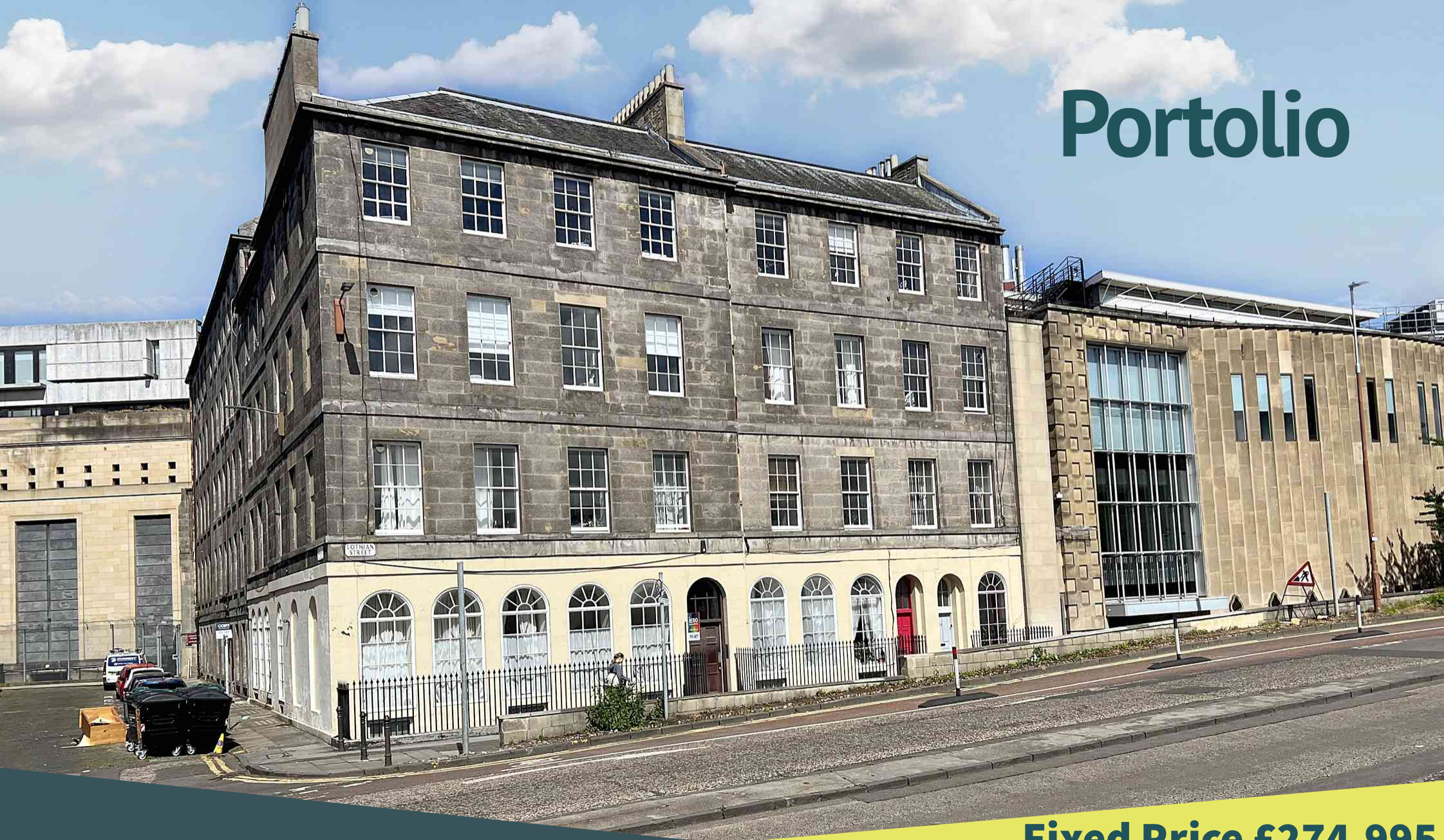


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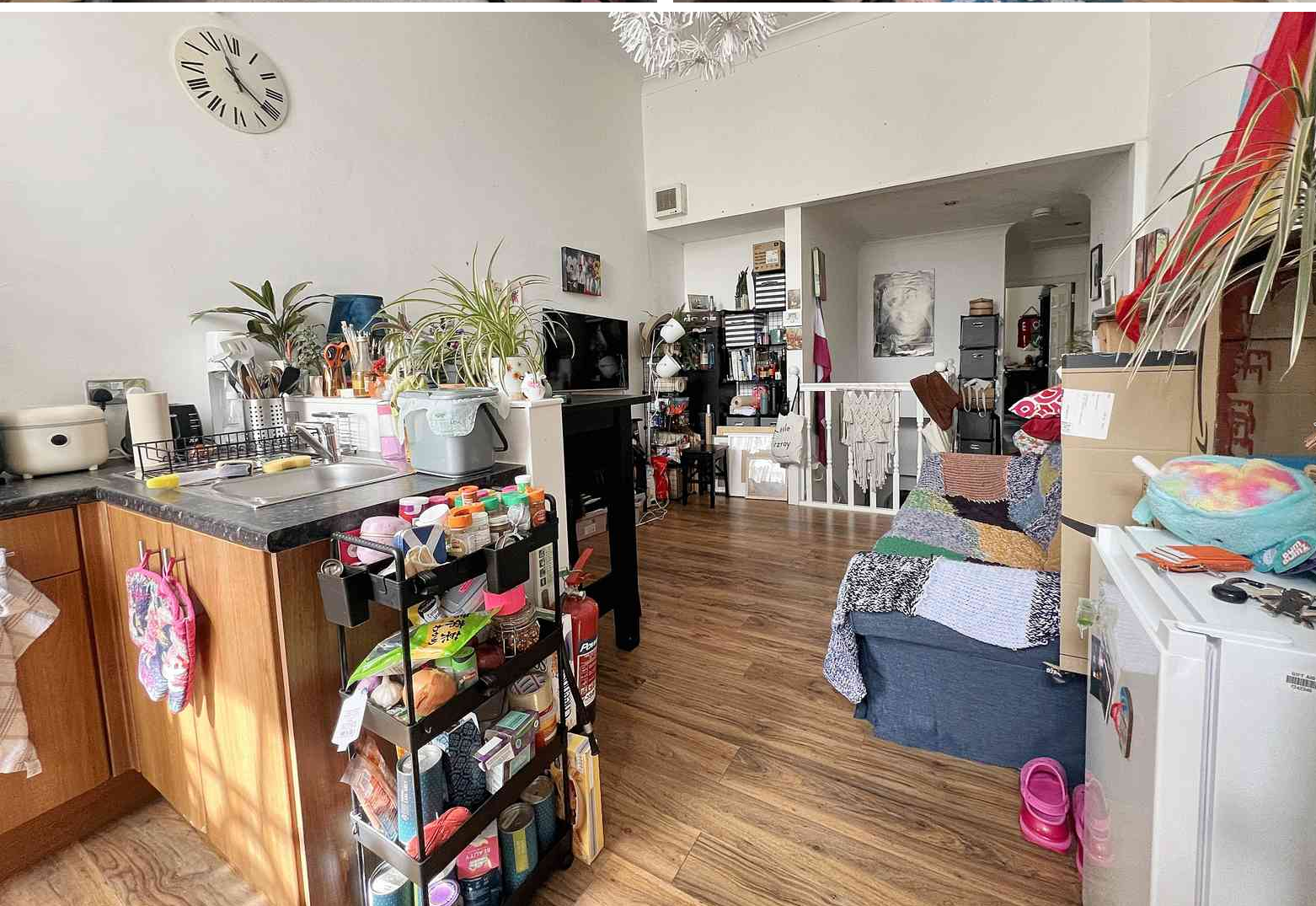


31 LOTHIAN STREET

Edinburgh, EH1 1HE

Fixed Price £274,995

0333 344 2855 | property@portolio.co.uk



Tenanted 3-bed duplex
 apartment located in Edinburgh's historic
 Old Town. This buy-to-let investment
 property is located within a traditional
 tenement overlooking Bristo Square and
 Potterrow. It is being sold with tenants in
 situ, offering immediate rental income in
 a highly sought-after location. Spanning
 two levels, the property provides well-
 proportioned accommodation suited to
 students, professionals, or a family, within
 walking distance of The University of
 Edinburgh, local amenities, and key city
 attractions. Accommodation comprises:
 entrance vestibule, spacious open-plan
 living area with adjoining fitted kitchen,
 master bedroom, WC, utility cupboard, 2
 single bedrooms, main bathroom with
 bath and shower. The property benefits
 from having gas central heating.

The property is fully compliant, and the
 tenant has been resident since September
 2024. The current tenancy generates an
 annual rental income of £16,800, giving
 an immediate yield of 6.1%. Please note
 the current tenancy does not require an
 HMO licence. The property is sold as seen,
 and the sale price includes all the
 inventory items. The Home Report value is
 £300K.

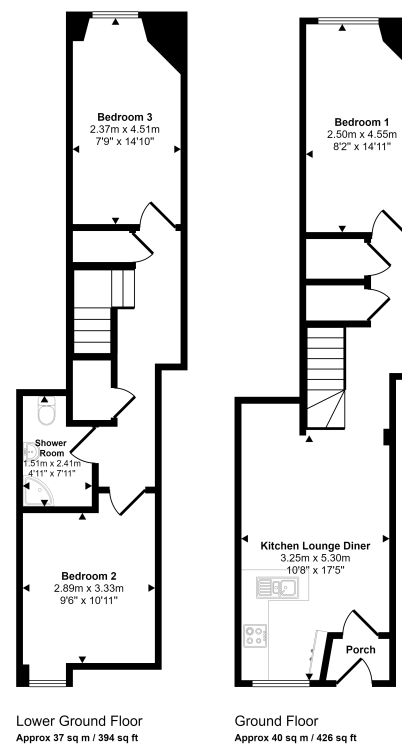
This property represents a strong rental
 investment in one of Edinburgh's most
 vibrant and historically rich districts, just
 moments from George Square, the
 Meadows, and the University campus.



FEATURES

- Home Report :
£300,000
- Current rental
£1400pm
- Current Yield 6.1%
- Buy-to-let
Investment
- Tenanted & Fully
Compliant
- 3 Bedrooms
- Furnished Let
- No Buyer Fees

Approx Gross Internal Area
76 sq m / 821 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.