

Portolio



SOUTH FORT STREET

Edinburgh, EH6 4DL

Fixed Price £199,995

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Tenanted 2 bedroom buy-to-let investment just off Ferry Road. This first floor property is situated within a modern development with the accommodation comprising a hallway, bright double window living room with space for dining table, two double bedrooms, fully fitted kitchen, and a bathroom with shower. The property benefits from double glazing, gas central heating, well kept stairwell, off-street private parking, 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 July 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £13,200 representing an immediate yield of 6.6%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £215K. The development is factored by James Gibb for approximately £225 per quarter.

The Leith area has a thriving community, and the property is well placed and within walking distance of the City Centre, local amenities, and services the area has to offer. These include a variety of local supermarkets and a wide variety of local convenience shopping. Also well placed for The Shore area and Ocean Terminal offering a range of retail outlets, a multiplex cinema, and gym.

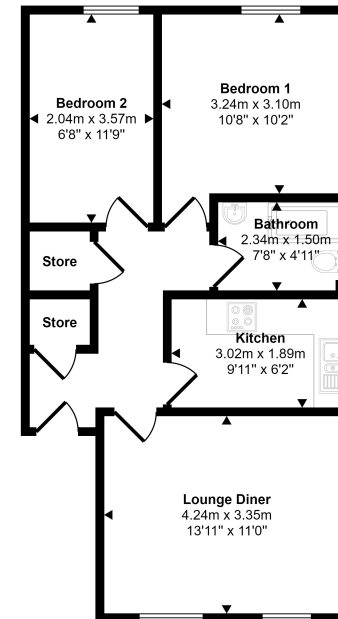
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FEATURES

- Buy-to-Let Investment Property
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £215,000
- Current Rental £1100pm
- Current Yield 6.6%
- Furnished Let
- No Buyers Fees
- 56 sq m

Approx Gross Internal Area
52 sq m / 558 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.