

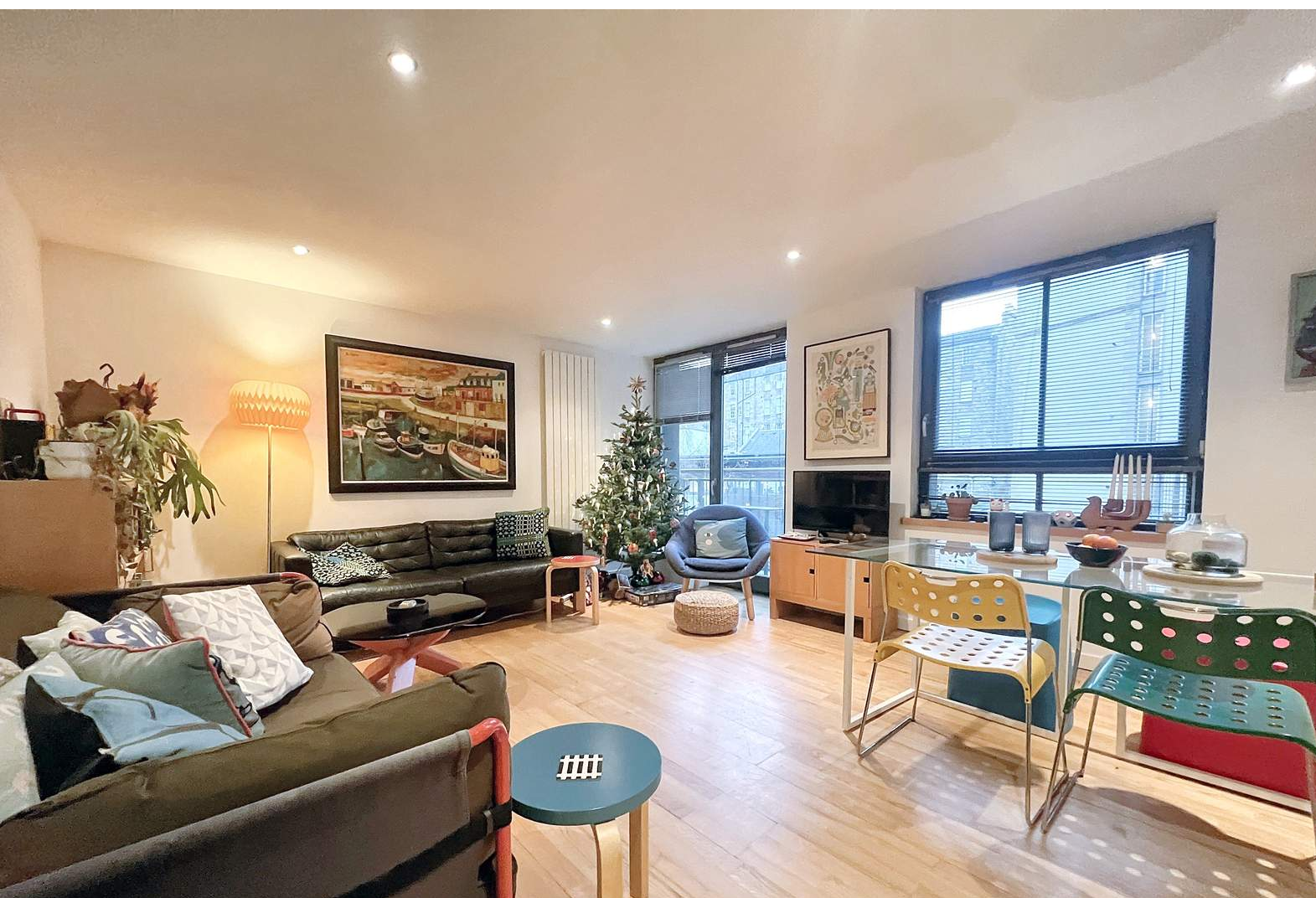
Portolio

ANNANDALE STREET

Edinburgh, EH7 4AW

Fixed Price £304,995

0333 344 2855 | property@portolio.co.uk



.....

Tenanted 2 bedroom buy-to-let investment in the heart of the New Town/East End. This first floor flat is located within a modern development with the accommodation comprising of a spacious hall with storage, two double bedrooms, one of which has an ensuite, large living room with balcony window, modern kitchen adjoined with all appliances and a further bathroom with shower over bath. The property benefits from gas central heating, double glazing, well kept communal areas 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 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £16,800pa representing a current yield of 5.5%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £330K.

Situated within walking distance of the Edinburgh Tramline, this development is also on the doorstep of the New Town, the St James Quarter, and Omni Centre; all offering leading retailers, independent shops, bars, restaurants, cinema, and a plethora of other leisure activities. And not too far down the road, around a 30 minute walk, is The Shore, an ever popular hot spot for off-piste bars, Michelin Star restaurants, and trendy eateries. Being close to the Edinburgh Tram network means getting to and fro from Edinburgh Airport becomes so much easier and, of course, there are a whole host of local buses available to transport you around the city.

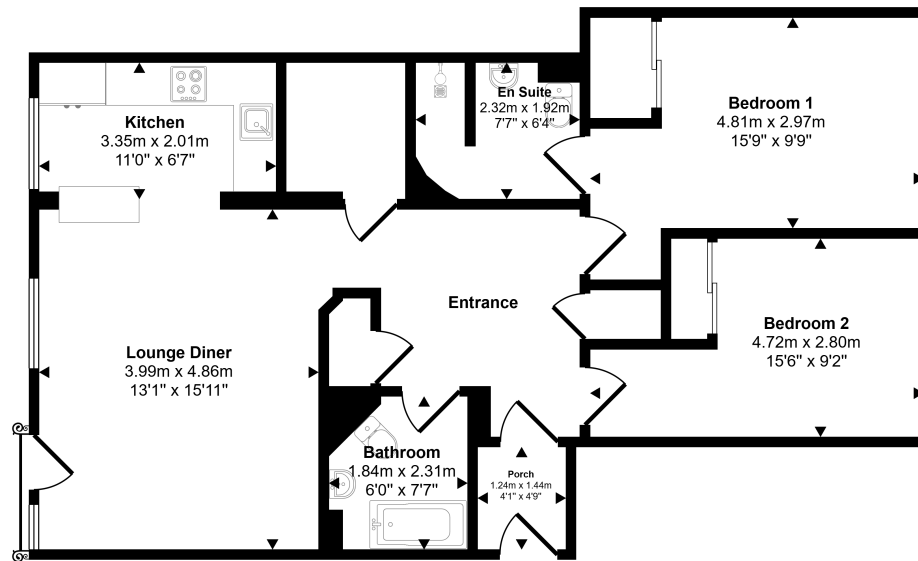
.....



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £330K
- £25K Discount
- Monthly Rental £1400pm
- 83 sq m
- EPC Rating: B
- Furnished Let
- No Buyer Fees

Approx Gross Internal Area
82 sq m / 881 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.