EDINBURGH & DUNDEE PORTFOLIO

Well performing, fully let, residential portfolio comprising of 5 properties in Edinburgh and 1 in Dundee



Portolio

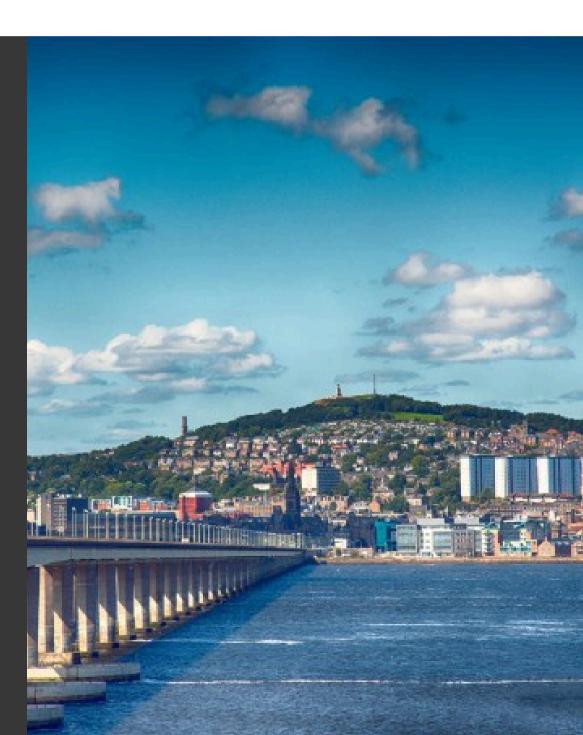
INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS



EDINBURGH & DUNDEE PORTFOLIO

- Well performing, fully let, residential portfolio comprising of 5 properties in Edinburgh and 1 in Dundee
- 4 out of the 6 properties are HMOs.
- Properties produce a gross income of £124,620 pa
- This is a current gross yield of 8.4%
- Potential market yield is also 8.4%
- The portfolio consists of standard construction types
- 5 properties have an EPC of C, the other 1 is D
- The portfolio has an estimated valuation of £1,536,000
- Offers invited around £1,489,920



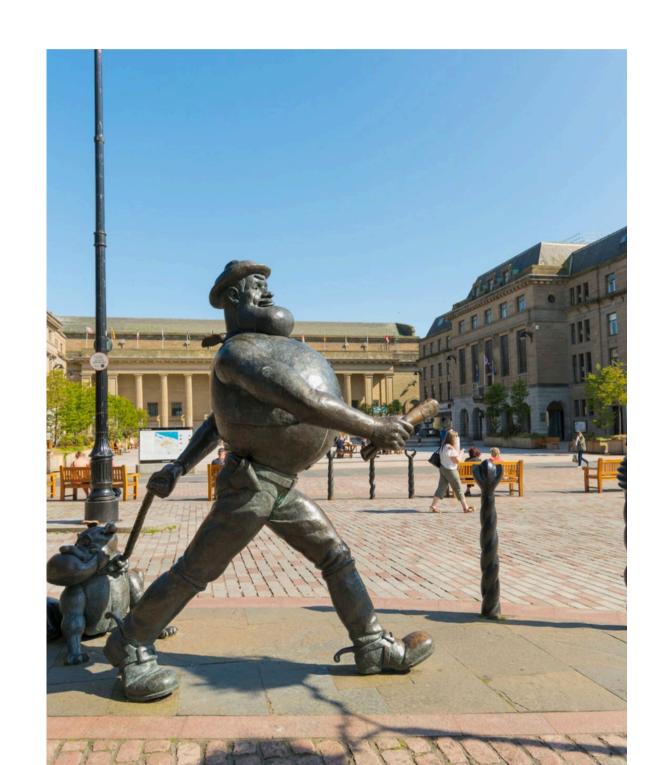
ACCOMMODATION & TENANCY SCHEDULE

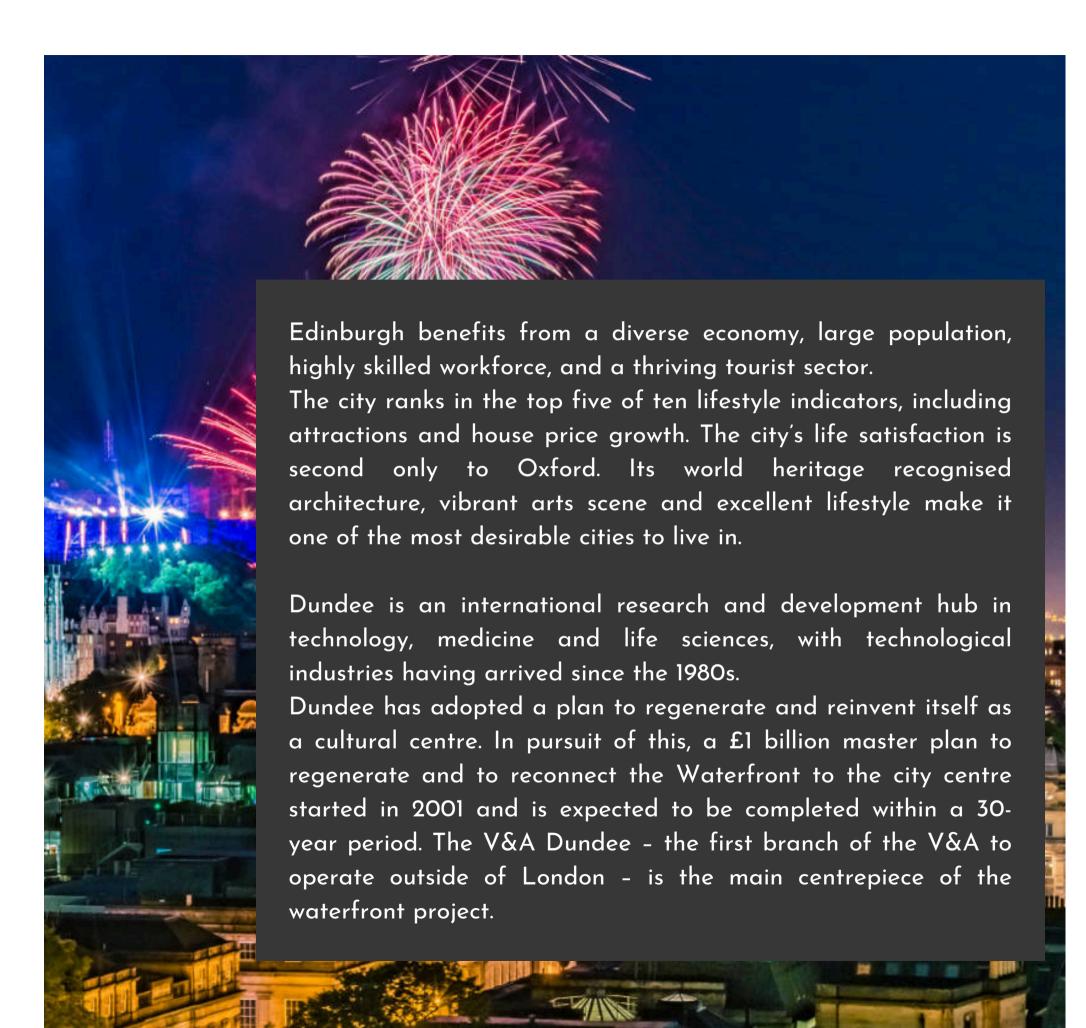
Address	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
2/6 Murieston Terrace Edinburgh	EHII 2LH	Flat	2	С	£12,000	£13,200	5.9%	6.5%	£210,000	£203,700
2/5 Stenhouse Avenue West Edinburgh	EHII 3ER	Flat	2	С	£12,000	£12,000	7.3%	7.3%	£170,000	£164,900
3/F1,198 Dalkeith Road, Edinburgh	EH16 5DT	Flat	4	С	£28,800	£28,800	9.4%	9.4%	£315,000	£305,550
376 Perth Road, Dundee	DD2 1EN	House	4	D	£20,640	£20,640	8.7%	8.7%	£245,000	£237,650
9 (3F2) Roseburn Drive, Edinburgh	EH12 5NR	Flat	4	С	£29,040	£29,040	8.8%	8.8%	£340,000	£329,800

ACCOMMODATION & TENANCY SCHEDULE

Address	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
341 (1F2) Easter Road, Edinburgh	EH6 8JG	Flat	3	С	£22,140	£22,140	8.9%	8.9%	£256,000	£248,320
					£124,620	£124,620	8.4%	8.4%	£1,536,000	£1,489,920

ABOUT EDINBURGH & DUNDEE







MONI TAGORE

SALES AGENT



ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, working with private landlords and letting agents all over Scotland, and investors around the world.

GET IN TOUCH

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RECOGNISED SUPPLIER 2025

