

EDINBURGH & DUNDEE PORTFOLIO

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



INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

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

Portfolio

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	EH11 2LH	Flat	2	C	£12,000	£13,200	5.9%	6.5%	£210,000	£203,700
2/5 Stenhouse Avenue West Edinburgh	EH11 3ER	Flat	2	C	£12,000	£12,000	7.3%	7.3%	£170,000	£164,900
3/F1,198 Dalkeith Road, Edinburgh	EH16 5DT	Flat	4	C	£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	C	£29,040	£29,040	8.8%	8.8%	£340,000	£329,800

ABOUT EDINBURGH & DUNDEE



Edinburgh benefits from a diverse economy, large population, highly skilled workforce, and a thriving tourist sector. The city ranks in the top five of ten lifestyle indicators, including attractions and house price growth. The city's life satisfaction is second only to Oxford. Its world heritage recognised architecture, vibrant arts scene and excellent lifestyle make it one of the most desirable cities to live in.

Dundee is an international research and development hub in technology, medicine and life sciences, with technological industries having arrived since the 1980s. Dundee has adopted a plan to regenerate and reinvent itself as a cultural centre. In pursuit of this, a £1 billion master plan to regenerate and to reconnect the Waterfront to the city centre started in 2001 and is expected to be completed within a 30-year period. The V&A Dundee - the first branch of the V&A to operate outside of London - is the main centrepiece of the waterfront project.



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

Email - moni@portolio.co.uk

Call - 07886213368



SAL

SCOTTISH
ASSOCIATION
OF LANDLORDS

RECOGNISED
SUPPLIER 2025

