

Portolio



82 PARKHEAD LOAN

Edinburgh, EH11 4SN

Fixed Price £170,995

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82 Parkhead Loan, Edinburgh, presents an excellent opportunity to acquire a tenanted buy-to-let investment within a popular residential area of the city. The property is a ground floor two-bedroom flat, forming part of a building constructed circa 1950, and offers approximately 55 sq m of well-proportioned accommodation. Internally, the flat comprises an entrance hallway, bright living room, separate kitchen, two bedrooms, and a bathroom. Further benefits include uPVC double-glazed windows, a gas-fired combination central heating boiler, private garden grounds to the rear, and an EPC rating of C, supporting energy efficiency and ongoing rental appeal.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the current tenants have been resident since March 2021, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £10,620. The property is sold as seen, and the sale price includes all the inventory items. The property has a Home Report valuation of £180,000 and is being sold with the tenants in situ, providing immediate income on completion and making it an attractive addition to any buy-to-let portfolio.

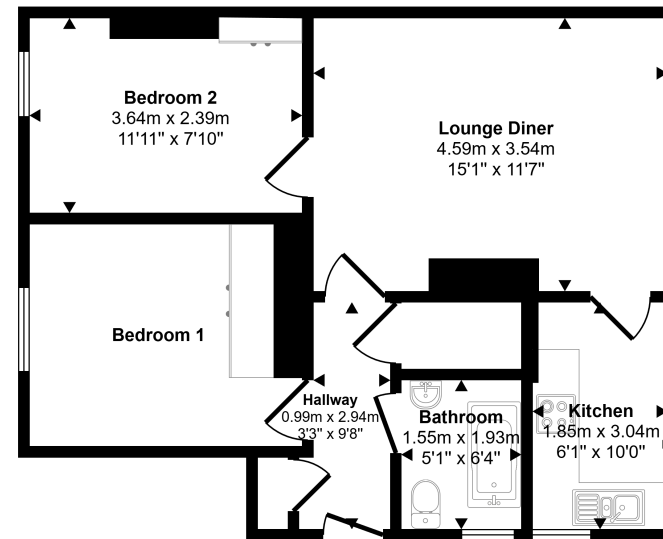
Parkhead Loan lies within the wider Gorgie and Saughton area of Edinburgh, a location that continues to attract strong tenant demand due to its proximity to the city centre, Haymarket, Edinburgh Park, and major transport routes. The area benefits from excellent bus links, easy access to the City Bypass and M8, and a wide range of local amenities including supermarkets, leisure facilities, and green spaces. These factors, combined with Edinburgh's consistently strong rental market and long-term capital growth, make Parkhead Loan a reliable and resilient location for buy-to-let investment, appealing to professionals, couples, and small families alike.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedroom
- Home Report £180K
- Current Rental £885pm
- Yield 6.2%
- Furnished Let
- EPC Rating C
- 55 sq m
- £9K discount

Approx Gross Internal Area
52 sq m / 561 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.