



# Portolio

## GLADSTONE TERRACE

Edinburgh, EH9 1LS

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**Fixed Price £379,995**

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Tenanted 3 bedroom HMO in the Sciennes area of Edinburgh. This buy-to-let investment is located beside The Meadows on the second floor of a traditional tenement. The accommodation comprises a hallway, open plan living room with kitchen, master bedroom with ensuite, 2 further double bedrooms, and main bathroom. The property benefits from an excellent location, double glazing, gas central heating 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 2022 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £22,608. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £395K.

Sciennes is a popular area of Edinburgh, situated approximately 1 mile south of the city centre. The property is located within a short walk of The Meadows, the City Centre, The Royal Commonwealth Pool, and the Holyrood Park, as well as great local cafes and other amenities.

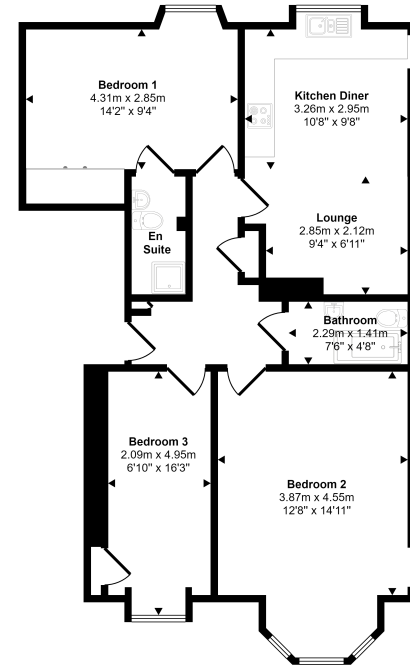




# FEATURES

- Buy-to-let Investment
- Tenanted & Fully HMO Compliant
- 3 Bedrooms
- Current Rental £1884pm
- Home Report £395K
- No Buyer Fees
- 93 sq m
- EPC Rating: C
- Current Yield 5.9%

Approx Gross Internal Area  
83 sq m / 896 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.