

# Portolio



## 2 PILTON DRIVE

Edinburgh, EH5 2HQ

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**Fixed Price £144,995**

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An excellent opportunity to acquire a well-proportioned tenanted 2-bedroom upper flat with its own main door access, located on Pilton Drive, to the west of Edinburgh city centre. Built circa 1935, this property is ideally suited as a buy-to-let investment, with long-term tenants in situ since 2015. The internal accommodation comprises a main door entrance, a landing, a bright living room, a kitchen, two bedrooms, and a bathroom. Externally, the property benefits from: gas central heating, double glazing, private garden, and off-street parking.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the long-term tenant has been resident since 2015, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £10,500, representing an immediate yield of 7.2%. The market rental is £1200pm. The Home Report value is £160K.

Pilton Drive is located within a well-established residential area to the west of the city, offering excellent transport links, access to schools, local amenities, and green spaces. The location continues to see strong tenant demand, particularly for affordable and well-connected accommodation close to Edinburgh's city centre.

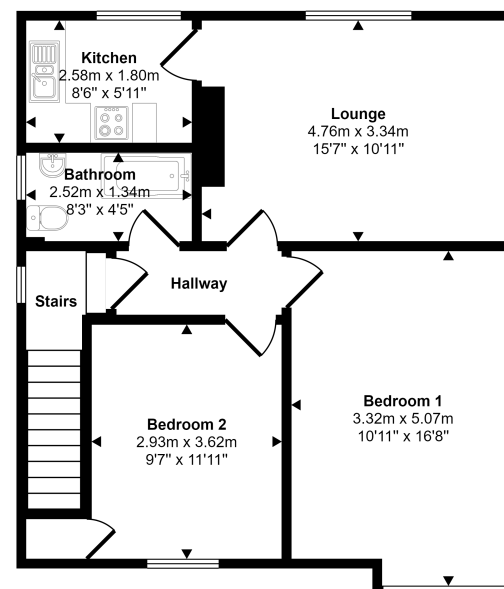
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## FEATURES

- Buy-to-let Investment
- Tenanted & fully compliant
- 2 bedrooms
- Home Report £160K
- £15K discount
- Current rental £875pm
- Current Yield 7.2%
- EPC Rating C
- Furnished let
- 63 sq m

Approx Gross Internal Area  
61 sq m / 660 sq ft



First Floor

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.