

Portolio



MID GOGARLOCH SYKE

Edinburgh, EH12 9JW

Fixed Price £190,000

0333 344 2855 | property@portolio.co.uk



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An excellent opportunity for buy-to-let investors to acquire a well-maintained 2 bed first floor flat in a quiet, modern residential development in South Gyle, Edinburgh.

The property is being sold with tenants in situ, generating a solid rental income from day one. The internal accommodation comprises: entrance hall with storage, bright living room with Juliet balcony, contemporary dining kitchen connected to the lounge via a large sliding door creating a flexible open-plan feel, two double bedrooms with the main bedroom benefiting from built-in wardrobes, family bathroom with electric shower. The property further benefits from electric heating, double-glazed windows, residents' parking, and is fully compliant with current letting standards, making it ideal for immediate investment.

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 2025, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £15,000, which represents an immediate yield of 7.9%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £190K. The communal areas are factored by Horizon.

South Gyle is a popular residential area to the west of Edinburgh city centre, offering excellent amenities, including The Gyle Shopping Centre, frequent public transport links (bus, tram, and rail), and easy access to major road networks and Edinburgh Airport. This is a prime location for professionals and families, ensuring strong ongoing rental demand.

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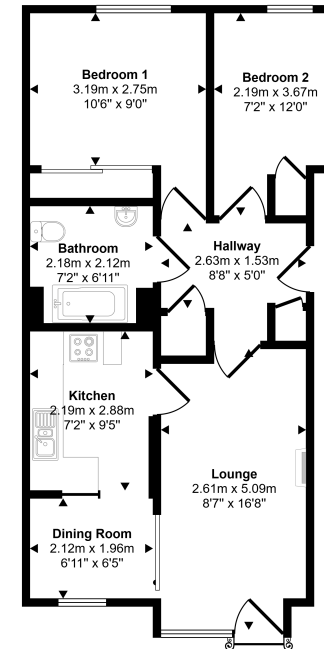




FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £190,000
- Current rental £1250pm
- Current Yield 7.9%
- Unfurnished Let
- EPC Rating C
- 59 sq m
- No Buyer Fees

Approx Gross Internal Area
56 sq m / 600 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.