



Portfolio

SANDPORT STREET

Edinburgh, EH6 6EP

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Fixed Price £184,995

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Tenanted 1 bedroom buy-to-let property located in the popular Leith area of Edinburgh. This property investment is located on the 1st floor of a tenement. The accommodation comprises an entrance hall, living room, kitchen, double bedroom, and shower room. The property benefits from gas central heating, period features, an excellent location near all The Shore amenities, 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 June 2021 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,840 representing an immediate yield of 5.3%. There is scope to increase the rental for a future tenancy to secure a yield of 6.3%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £200K.

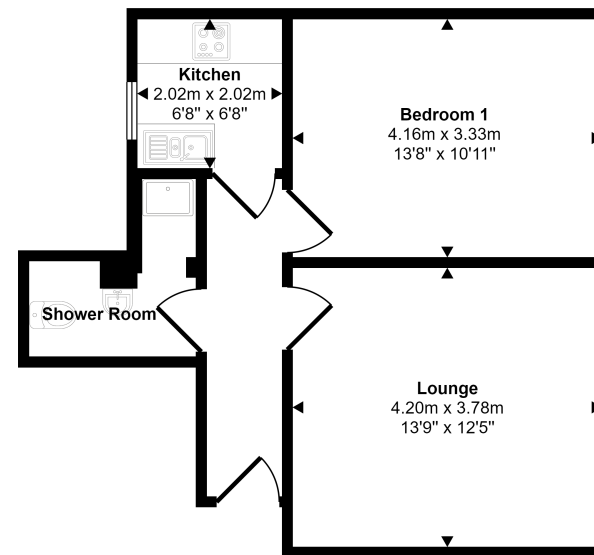
The property lies at the heart of Leith's cosmopolitan Shore district. Leith Links and Leith Victoria Swim Centre are within short walking distance. Ocean Terminal with its well-known casual dining options, multiplex VUE Cinema, high street retailers, and PureGym is also easily accessible on foot or by car. Excellent transport links mean that regular buses and trams take you swiftly into the City Centre and onto Edinburgh International Airport. It is perfectly situated for the A1 and the City Bypass



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £200,000
- Rental £820pm
- Current Yield 5.3%
- 44 sq m
- EPC Rating: C
- Unfurnished Let
- £15K Discount

Approx Gross Internal Area
44 sq m / 478 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.