

Portolio



# ANGLE PARK TERRACE

Edinburgh, EH11 2JP

**Fixed Price £159,995**

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Tenanted 1 bed buy-to-let investment property in the popular Armillan area of Edinburgh. This spacious 2nd floor property comprises an entrance hall leading to an open plan lounge/kitchen, box-room, large double bedroom, and bathroom with electric shower. The property benefits from a GCH, (boiler installed 2021), double glazing, and a superb open view of Edinburgh.

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 circa 2004. The current annual rental income is £8,100. The market rental for this flat is £875pm (£10,500pa). A rent increase is scheduled for this summer to £750pm. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £175,000 with recent sales in the street of circa £195,000 showing the potential capital uplift.

Located conveniently close for quick access to Edinburgh city centre Armillan is a vibrant neighbourhood within walking distance of the West End, Financial District, and Haymarket. There are an array of leisure, dining, and retail choices in nearby Tollcross, Bruntsfield, and Dalry, as well as at Fountain Park which houses a multiplex Cineworld cinema, Nuffield Health and Fitness Wellbeing Gym, Tenpin Bowling, and well-known casual dining choices. Near to the banks of The Union Canal and minutes from Harrison Park, residents can enjoy pleasant walks and cycles, whilst the stunning Meadows and Bruntsfield Links which boasts tennis courts, recreational sports pitches, and picnic spots are close. Edinburgh Napier University at Merchiston and The University of Edinburgh are within easy reach. Regular bus services connect Fountainbridge quickly to the city centre and beyond, and Haymarket Railway Station with the tram link to Edinburgh International Airport is a ten-minute walk.

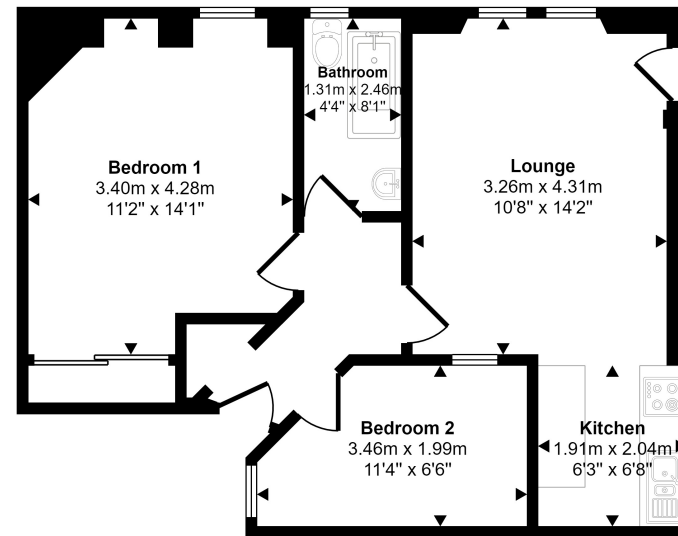




## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- One Bedroom plus Box-room
- Home Report : £175,000
- GDV : circa £190,000
- £15,000 Discount
- Current Rental £675pm
- Market Rent £875pm
- EPC Rating: C
- 50 sq m
- No buyer Fees

Approx Gross Internal Area  
51 sq m / 546 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.