

Portolio

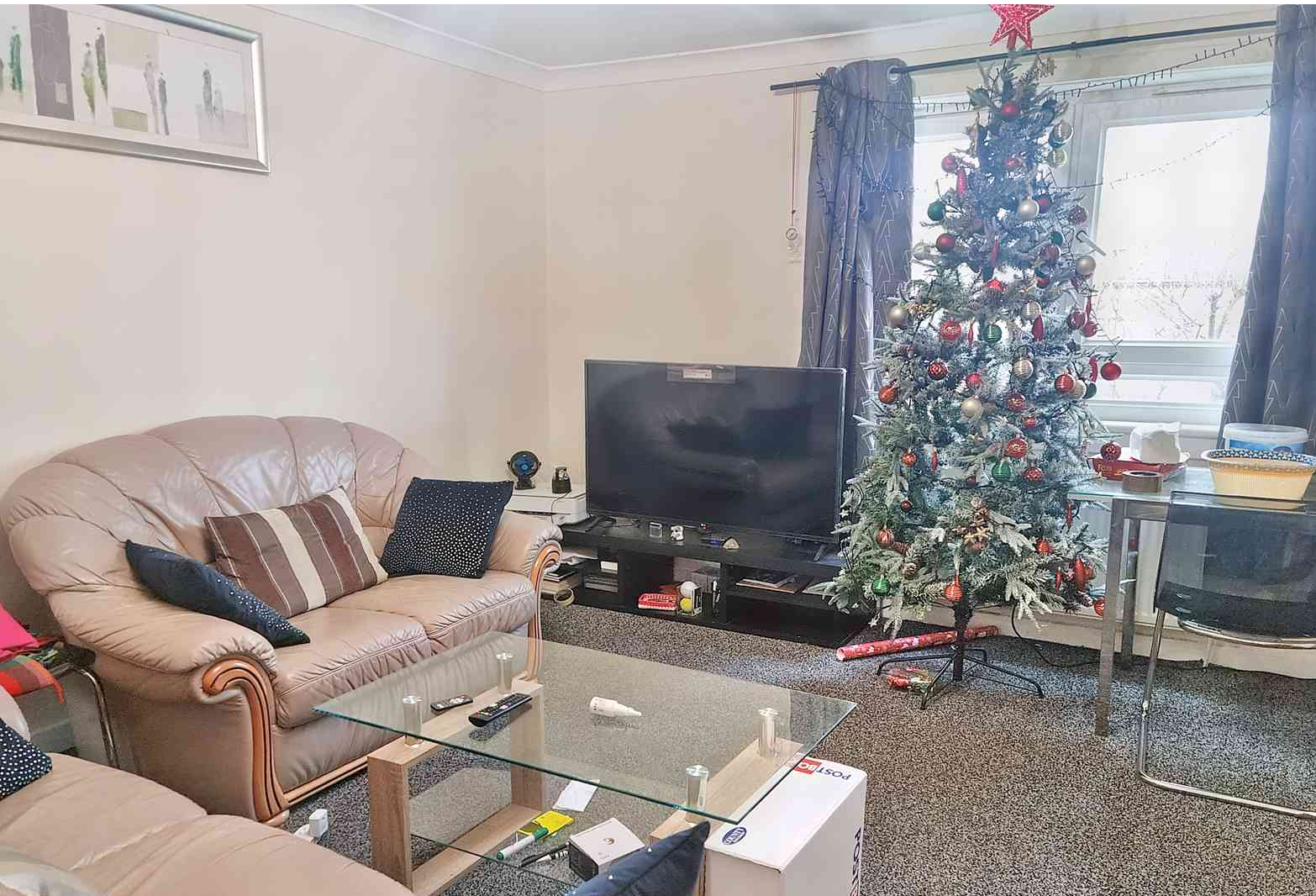


PENNYWELL GARDENS

Edinburgh, EH4 4PA

Fixed Price £128,995

0333 344 2855 | property@portolio.co.uk



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Tenanted 2 bedroom buy-to-let property investment located in the Muirhouse district of Edinburgh, to the north of the city centre. This first floor property comprises an entrance hallway, living room, kitchen, 2 double bedrooms, and a bathroom with shower. The property benefits from gas central heating, double glazing, and being fully compliant for the rental market.

The property is being sold with the tenants in situ as a buy-to-let investment and is fully compliant with PRT, EICR, gas safety, PAT, and legionella risk assessment. The tenant has been a resident since June 2021 providing rental income on day 1 of purchase, The current tenancy generates an annual rental income of £8,400. The property is sold as seen and the sale price includes all the inventory items.

The property is situated in the Muirhouse area, which lies to the north of the city centre. The area benefits from regular transport services leading to the city centre and many surrounding areas.

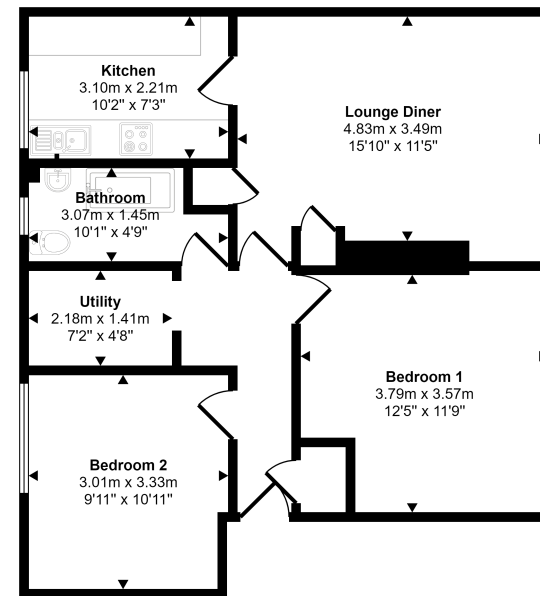
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- 65 sq m
- EPC Rating: C
- Home Report : £135,000
- Current Rental £700pm
- Current Yield 6.5%
- Unfurnished Let

Approx Gross Internal Area
65 sq m / 695 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.