



An ideal buy-to-let investment opportunity available now which would appeal to established landlords looking to expand their portfolio. The property comes with an ongoing tenancy in place.

This first floor flat in the Crewe area of the city offers three bedrooms, a living room, a kitchen, and a bathroom, plus shared garden and access to unrestricted on-street parking.

The flat benefits from close proximity to excellent local amenities including shops, schools, transport links, and open spaces.

The front door opens into an entrance vestibule flowing through to a hallway. Leading off the hall is a living room, where a spacious footprint allows for various configurations of lounge furniture. The kitchen is fitted with wall and base cabinets, worktops, splashback tiling, and appliances. The property has three bedrooms which are all spacious doubles offering plenty of room for freestanding furniture. A bathroom completes the accommodation on offer and comprises a bath and a WC-suite. The property is kept warm by a gas central heating system and benefits from timber frame double-glazed windows throughout. Externally, the property has a shared garden to the rear, and benefits from access to unrestricted on-street parking.

The property is being sold with the tenants in situ as a buy-to-let investment.

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 £10,860. A yield of 6.7%.

Viewing by appointment.

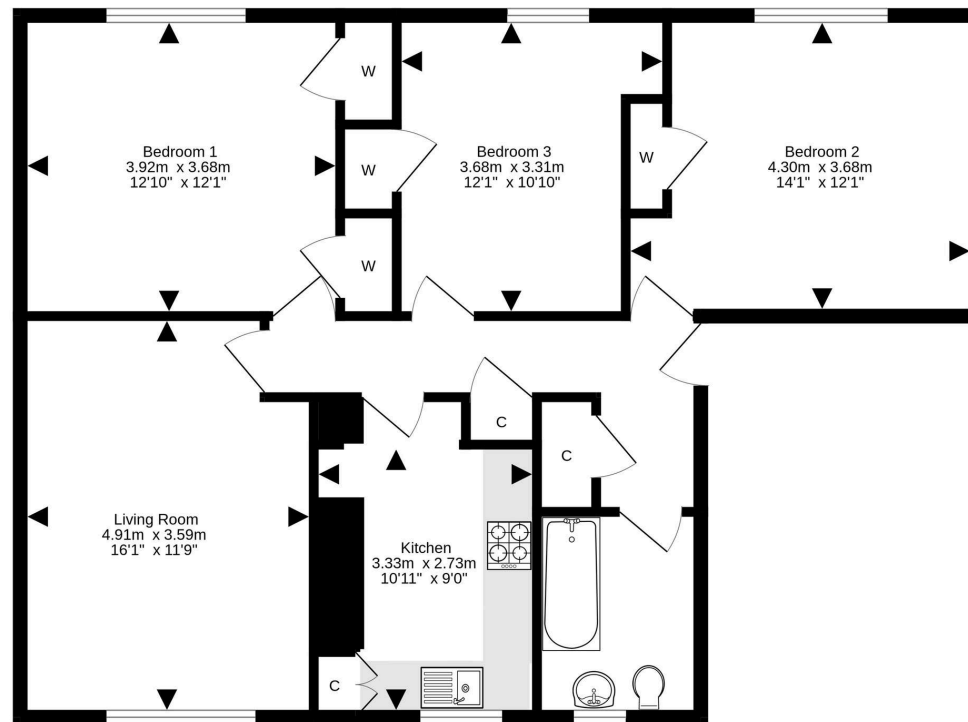
Location

Lying just three miles northwest of Edinburgh city centre and well-connected by excellent transport links, the popular suburb of Crewe benefits from a wealth of local shopping and recreational amenities.

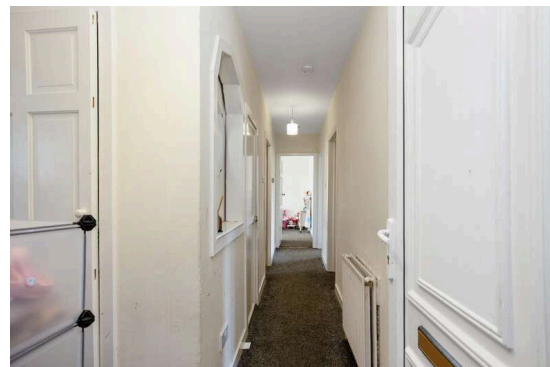
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Price & Viewing

Offers over £155,000. Buy to Let investors. Viewing by appointment call 07884 247419



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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