



**Price** £300,000  
**Size** 84m<sup>2</sup>  
**Rent Yield** £1,495pcm  
5.1%

**End Value** £350,000  
**Current Value** £290,000  
**Renovations** £52,850

**2 Bedrooms**  
**Open plan**  
**Lounge/Kitchen**

**Top floor position**  
**Secured Entry**  
**Original Features**

**Available: NOW**

**Return on Capital PA 36%**

Aspen Interior



“Stunning 2 bed property in the popular Bruntsfield, ideal for both students and professionals alike.”

**Cameron Haddow, Edinburgh Property Sourcer**



Here are a few things that make this property a great buy:

PRIME LOCATION

- Bruntsfield is a prime residential area which is particularly favoured by students.
- Both The University of Edinburgh and Napier University are a 15-minute walk away
- This stunning property benefits from retaining many of its original features to include ornate cornicing, skirtings and high ceilings throughout.
- Two of Edinburgh’s most beautiful parks – The Meadows and Bruntsfield Links – are on your doorstep and offer many recreational facilities including tennis courts and pitch-and-putt golf.

Ref: 37478

City stats

Pop	Students	House prices	Ave yield
485,000	58,160	+4.4% (April 2022)	5%

City icons



“Edinburgh is the UK’s largest financial centre outside London.”