



Edinburgh

Learmonth Avenue, Comley Bank, EH4



“Spacious property located in a highly sought after residential area adjacent to Stockbridge”

Gillian Bennett, Property Sourcer

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Statistics

Price	£355,000
Value	£360,000
Size	102 m2
Rent	£2,100pcm
Yield	6%
Renovations	£62,195
End Value	£415,000
Return on Capital	38%



Accommodation

- First Floor
- Secure Entry
- 3 Bedrooms
- 1 Bathroom
- Open Plan Kitchen/Living
- Shared Garden

The property will be fully upgraded to our Aspen spec, which combines original features, modern interiors, safety features and an environmental (EPC) upgrade.

- **Aspen interiors.** [Click here](#) to view a typical property once renovated.
- **How we help people to invest well.** [Click here](#) to find out more.

There are several things which make this a great investment.

- **Location** Learmonth Avenue is located adjacent to Stockbridge, an affluent and much-sought-after residential area to Edinburgh's Northwest. Stockbridge has a wealth of local amenities including independent shops, cafes and restaurants as well the ever-popular Stockbridge market. Click [here](#) to go to google maps.
- **Rental** Because of its prime location, rental demand is exceptionally high. It's not uncommon to have many sets of tenants chasing each property. Rents are generally rising by c10% pa in the city.
- **University** The Western General Hospital is located approximately 0.5 miles away and can be reached within a 10-minute walk. Edinburgh University can be reached by a short bus ride making this location popular with both students and NHS professionals.
- **Property** Spacious first floor flat offering excellent potential to add value. Secure entry, shared garden and 3 bedrooms alongside open plan kitchen/living.

IMPORTANT

- Please note that we have to operate on a strictly first come basis. If the property appeals, grab it with both hands!
- Taking a fast decision also helps us enormously - even if it's a fast no. (We can quickly pass it to another client).
- If it's not quite right, tell us why, so we can refine our search.

Need an expert opinion? Peter Grant, Anna Renton and Samantha Curran have very deep knowledge and are happy to help.

Feel free to share this property with a friend or colleague. We grow through happy clients telling their friends.