

Edinburgh

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Marchmont Road, Marchmont, EH9



Price £440,000
Size 135m²

Rent £3,500pcm
Yield 8.2%

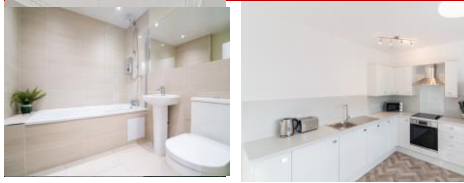
End Value £520,000
Current Value £440,000
Renovations £73,010
Equity £7,005
Return on Capital PA 44%

4 Bedrooms
Livingroom
Fitted Kitchen
Bathroom

Second Floor
Secure Entry
Shared Rear Garden

Available: NOW

Aspen Interior



"This property is located in one of Edinburgh's most sought-after residential postcodes."

Cameron Mayo, Edinburgh Property Sourcer



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

PRIME LOCATION

- Located in a traditional B listed building, the property itself boasts a spacious feel with high ceilings and generous proportions throughout, retaining many of its original features including original ornate cornicing and fireplace, giving the space a sense of elegance.
- Given its proximity to The Meadows, Bruntsfield, Edinburgh University and Napier University, there is no surprise that accommodation in this area is in such demand.
- Marchmont offers several local shops, trendy bars and restaurants, numerous leisure facilities and green open spaces.
- Marchmont is an established location for residential investors. It has consistently high demand for rental property in the area, from both students and professionals.

Ref: 35154

City stats

Pop	Students	House prices	Ave yield
485,000	58,160	+7.8% (November 2022)	5%

City icons



"Edinburgh is the UK's largest financial centre outside London."