



Price £400,000
Size 120m²

Rent Yield £2,780pcm
7.4%

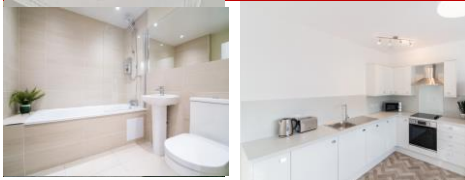
End Value £450,000
Current Value £400,000
Renovations £52,950
Return on Capital PA 42%

4 Bedrooms
Lounge
Fitted Kitchen
Shower Room

Top floor position
Secured Entry
Original Features

Available: NOW

Aspen Interior



“Spacious 4 bed property in PRIME Edinburgh location ideal for students due to its location close to Edinburgh University”

Gillian Bennett, Edinburgh Property Sourcer



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

PRIME LOCATION

- Tollcross is a prime residential area which is favoured by students and professionals alike.
- Edinburgh University is a 15-minute walk from the property and Napier University is a 20-minute walk away.
- Edinburgh’s financial district is on your doorstep, along with a vast array of shops, bars, restaurants and clubs.
- Princes Street Gardens is within easy walking distance, offering a relaxing, green outdoor space with stunning views of Edinburgh Castle.

Ref: 37748

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.”