



Edinburgh

Polwarth Gardens, Polwarth, EH11



“Polwarth has always been in high regard with investors given its proximity to the City Centre, financial district, Napier & Edinburgh Universities.”

Cameron Mayo, Edinburgh Property Sourcer

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Statistics

Price	£440,999
Value	£425,000
Size	150m2
Rent	£3,400pcm
Yield	7.8%
Renovations	£78,750
Equity	£5,251
End Value	£525,000
Return on Capital PA	43%



Accommodation

- Open plan lounge/kitchen
- 4 Bedrooms
- Bathroom
- Ensuite
- Top floor position
- Original features
- Secure entry

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** Polwarth is a popular and convenient residential area of the capital which lies approximately three miles south west of the city centre. It is ideal for many of Edinburgh's large financial and business institutions. Princes Street and the city centre are within easy reach via many and frequent bus services, or simply through a pleasant stroll along the Union canal walkway/ cycle path. Click [here](#) to go to google maps.
- **Rental** Rental demand is exceptionally high particularly in such a primer location, we often see many sets of tenants chasing each property. Rents are generally rising by 10% pa in the city.
- **University** Ideally located for quick and easy access to Edinburgh Napier University, only 0.6 miles away from this property and can be reached in under 10 minutes by foot. Edinburgh University and College of Art are all easily accessible by bus.
- **Property** A bright and spacious top floor flat forming part of a traditional tenement. The Property offers generous living accommodation and boast a beautiful bay window in the living room as well as a feature fireplace.

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.