



Edinburgh

Polwarth Gardens, Polwarth, EH11



“Stone's throw away from Edinburgh's financial district and minutes from main bus route to Heriot Watt University.”

Cameron Mayo, Edinburgh Property Sourcer

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Statistics

Price Value	£450,000
Size	121 m2
Rent Yield	£3,200pcm 7.3%
Renovations End Value	£77,750 £525,000



Accommodation

- Open Plan Kitchen/Living room
- 4 Bedrooms
- Bathroom
- Top Floor
- Shared Garden
- Secure entry
- Off Market

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 southwest of the City Centre. It is ideal for many of Edinburgh's large financial and business institutions, along with its famous and historical site. Click [here](#) to go to Google Maps.
- **Rental** Properties in the Polwarth are always in high demand. Rents are generally rising by c10% pa in the city.
- **University** For those studying in Edinburgh, both Napier University's Merchiston campus and the University of Edinburgh central campus are located close by both within walking distance.
- **Property** A top floor flat forming part of a traditional, retaining its original features throughout to include corning and stunning fireplaces which adds character to the property.

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.