

Edinburgh

Queensferry Street, West End, EH2



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Price £480,000
Size 120m²

Rent Yield £2,900pcm
6.4%

End Value £540,000
Current Value £475,000
Renovations £63,040

4 Bedrooms
Open Plan
Kitchen/Lounge
1 Bathroom
1 WC

Top Floor
Secured Entry
Original Features

Return on Capital PA 40%

Available: NOW

Aspen Interior



“4-bed property in PRIME Edinburgh location with a wealth of period features and superb views across the Edinburgh skyline.”

Nicole Bancroft, Edinburgh Property Sourcer



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

PRIME LOCATION

- The property occupies the top floor of a B-listed tenement which was designed by the prominent architect James Gillespie Graham.
- Edinburgh’s City Centre and West End are famous for their Georgian and Victorian architecture.
- The West End is a high amenity area with a wide range of excellent cafes, bars and restaurants as well as local shopping on the cobbled streets surrounding the property
- The property is conveniently situated for the main financial centers of Edinburgh and both Haymarket train station and the Tram at Shandwick Place are within easy reach.

Seller’s position

Having owned the property for a number of years the sellers are now looking to sell to pursue other opportunities.

Ref: 33488

City stats

Pop	Students	House prices	Ave yield
485,000	58,160	+4.6% (Feb 2022)	5%

City icons



“Edinburgh is the UK’s largest financial centre outside London.”