



**Price** £290,000  
**Size** 72m<sup>2</sup>  
**Rent Yield** £1,450pcm  
5.1%

**2 Bedrooms**  
**Open plan**  
**Lounge/Kitchen**  
**Shower room**

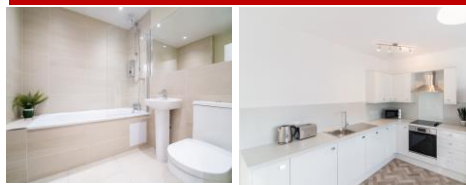
**End Value** £340,000  
**Current Value** £290,000  
**Renovations** £52,840

**First floor position**  
**Secured Entry**  
**Original Features**

**Return on Capital PA** 36%

**Available: NOW**

Aspen Interior



“Stunning 2 bed property in the popular Stockbridge, right on the doorstep of Edinburgh’s historic New Town.”

**Cameron Hadow, Edinburgh Property Sourcer**



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

PRIME LOCATION

- Situated in the edge of Edinburgh’s New Town, you have a vast array of shops, bars and restaurants within easy walking distance. The popular Stockbridge Market is immediately round the corner from the property.
- Both The University of Edinburgh and Napier University are accessible on foot or via a multitude of transport links
- This stunning property benefits from retaining many of its original features to include ornate cornicing, skirtings and high ceilings throughout.
- Access to the picturesque walk along the Water of Leith to the Dean Village is a mere two-minute walk from your front door.

Ref: 31759

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.”