



## Edinburgh

Strathfillian Road, Marchmont, EH9



"Stunning Victorian Tenement in the highly sought-after area of Marchmont."

Cameron Mayo, Edinburgh Property Sourcer

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## Statistics

Price	£440,000
Value	£440,000
Size	120 m2
Rent	£3,600 pcm
Yield	8.3%
Renovations	£79,980
End Value	£525,000



## Statistics

- Open Plan Kitchen/Livingroom
- 4 Bedrooms
- 1 Bathroom
- WC
- Top Floor Flat with Shared Garden and 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** Situated in the highly sought-after residential area of Marchmont and within walking distance of the main university campuses and City Centre.
- **Rental** Because of its ultra prime location, rental demand is exceptionally high. It's not uncommon to have many sets of tenants chasing each property. Rents are generally rising by c10% pa in the city.
- **University** The property is located within walking distance of the main university campuses and City Centre
- **Property** There are several things which make this property stand out. This Charming and Spacious property forms part of traditional Victorian tenement with beautiful original features.

## 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.**