

BUY-TO-LET INVESTMENT OPPORTUNITY



MOREDUN PARK GARDENS EDINBURGH EH17 7LJ

- ✓ Duplex Flat
- ✓ 2 Double bedrooms
- ✓ 1 bathroom
- ✓ Close Proximity to local amenities
- ✓ Tenanted Property
- ✓ Current Rental £950 PCM
- ✓ Current Yield 7.6%
- ✓ Fully Compliant
- ✓ Long Term Tenant
- ✓ EPC – C
- ✓ Council Tax Band B

Situated within the established residential area of Moredun Park Gardens, this well-proportioned duplex flat offers an attractive buy-to-let investment opportunity with long-term tenant already in situ, providing immediate and reliable rental income. The accommodation is arranged over two levels and offers a practical, easily lettable layout that has proven consistently popular with tenants. The property benefits from bright, well-sized rooms and a clear separation between living and sleeping accommodation, enhancing tenant appeal and longevity.

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The property is currently let at £950 per calendar month (£11,400 per annum) and is offered at a guide price of £149,500, representing an attractive gross yield of 7.6%. The presence of established long-term tenants makes this an ideal, low-maintenance addition to an investor's portfolio.

Externally, the property enjoys access to well-maintained communal grounds, with ample on-street parking available. The area is well served by local amenities, schooling and regular public transport links, with easy access to the City Bypass and Edinburgh city centre, ensuring ongoing rental demand.

This is a turnkey investment opportunity in a popular and well-connected Edinburgh location, offering immediate income and long-term capital growth potential. Green spaces and recreational facilities are also close at hand.

This attractive duplex flat represents an excellent opportunity for first-time buyers, professionals or investors seeking a home in a well-established and convenient Edinburgh location.

RENTAL ANALYSIS

POTENTIAL MARKET RENT – APPROX £1,200

Current Monthly Rent	£950
Monthly Mortgage Payments (on £112,125 at 5% interest only)	£468
Letting Agent Fee	£95
Insurance	£20
Monthly Cash Flow	£367

PROPERTY VALUATION

Home Report Value **£150,000**

Purchase Price	£149,500
25% Deposit	£37,375
ADS - 8%	£12,050
Legal Fees	£1,600.00
Total Investment	£51,025

Note: The above figures are provided as a guide and are approximate only. They are based on the interest rate stated and are subject to change. Actual mortgage payments may vary due to fluctuations in interest rates, lender terms, fees, market conditions, and any changes to government legislation, taxation or regulations. These figures should not be relied upon as a formal mortgage quotation or financial advice.

Moredun Park Gardens is conveniently located near local amenities including supermarkets, cafés, restaurants, parks, public transport links, and Moredun Medical Centre, with easy access to local schools and community facilities. The area is well served by local amenities, schooling and regular public transport links, with easy access to the City Bypass and Edinburgh city centre, ensuring ongoing rental demand. Green spaces and recreational facilities are also close at hand.

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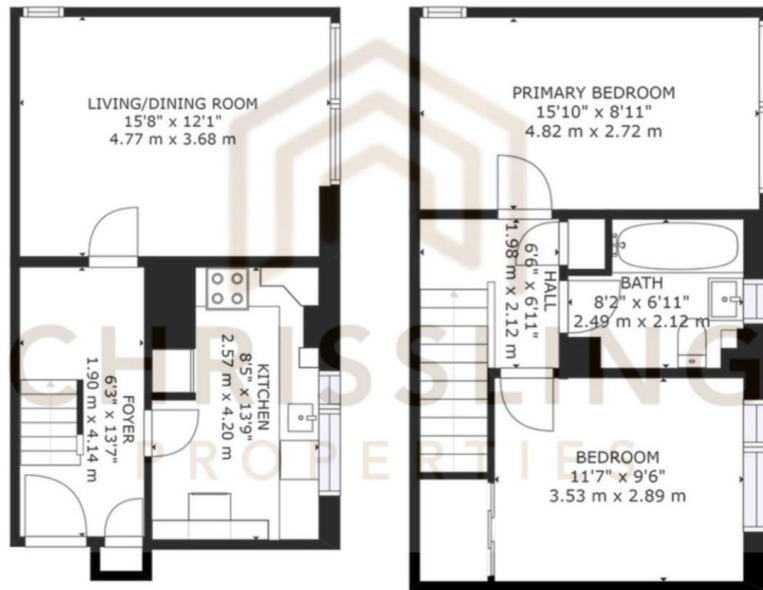
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GROSS INTERNAL AREA

Floor 1: 408 sq.ft / 38 m2
Floor 2: 403 sq.ft / 37 m2
TOTAL: 811 sq. ft/ 75m2

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.

TENANT PROFILE

As the property is currently tenanted, we have provided the following tenant profile to give prospective investors a clear overview of the existing tenancy and rental history.

Tenancy Agreement: Private Residential Tenancy

Tenancy Status: Fully Compliant

Current Tenancy: 10+ Years

Payment History: Rent paid on time throughout the tenancy

Compliance: Fully compliant with all relevant Safety Certificates in place – including EICR, Gas Safe, LRA

This provides the incoming investor with an established tenancy, a proven rental payment history and income from day one.

DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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