

1/5 Hutchison House, Moat Drive, Slateford, Edinburgh, EH14 1NT

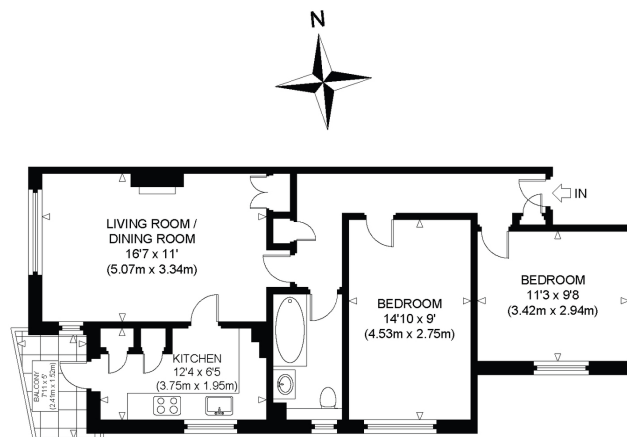
Bright well-presented first floor flat.

Viewing: By appointment telephone D.J.Alexander **0131 652 7313**
or email: **propertysales@djaxalexander.co.uk**

Fixed Price £75,000



- Hall
- Sitting/dining room
- Kitchen with balcony off
- Two double bedrooms
- Bathroom
- Electric heating
- Double glazing
- Unrestricted parking
- Gross Yield 10.4% based on previous rent of £650 per month



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 689 SQ FT / 64 SQ M

HUTCHISON HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 689 SQ FT / 64 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Situation

The property is situated in the Slateford district of Edinburgh, approximately three miles from the city centre to the west of Edinburgh. Local leisure amenities include Fountain Park, where there is a multi-screen cinema, bowling alley and Virgin Active gym, together with a selection of eateries. Regular bus services operate along Slateford Road, providing routes into and around the city centre, whilst the motorist can find easy access to the A8, in turn linking to the city bypass, Edinburgh Airport, Gyle Business Park and the wider motorway network.

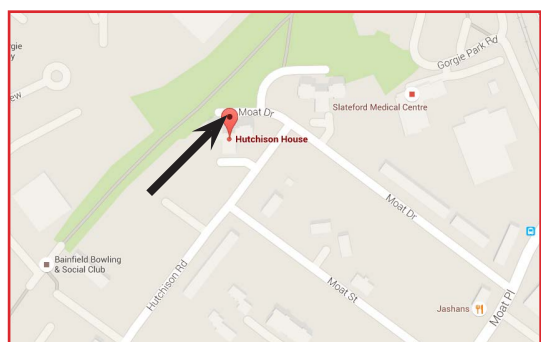
Description

The property comprises a first floor flat which is situated on a quiet street. Internally, the property is in good decorative order. There is a bright sitting/dining room with a leafy outlook from its twin window.

A separate modern kitchen lies off the sitting room which is fitted with ample units and integrated oven and hob. The balcony which is located off the kitchen enjoys a westerly aspect. Two double bedrooms and bathroom with three piece suite including shower complete the accommodation. Boasting a yield of 10.4% based on the previous rent of £650 per month the property would make an ideal buy-to-let investment as it represents a very strong return and the flat is convenient for tenants who would enjoy this high amenity area.

Extras

The property is being sold with fitted flooring, integrated appliances and contents as viewed apart from the tenant's personal items. A full inventory is available upon request.



Factors

The building is managed by the Multi-storey team with Edinburgh City Council at an approximate monthly charge of £68 per month (based on the average of a three year period), which includes the caretaker costs, Health and Safety reports and water sampling.

Special Note

There will be restricted lending on this property.

Council Tax

Band A

Energy Rating

Band D

Our Ref

DC/DW

D.J.Alexander Legal

Solicitors and Estate Agents

1 Wemyss Place, Edinburgh EH3 6DH
Tel: 0131 652 7313
Fax: 0131 652 7319

propertysales@djalexanderlegal.co.uk
www.djalexanderlegal.co.uk

Associated Websites



Important Notice:

1. These particulars do not form part of an offer or a contract of sale.
2. All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer.