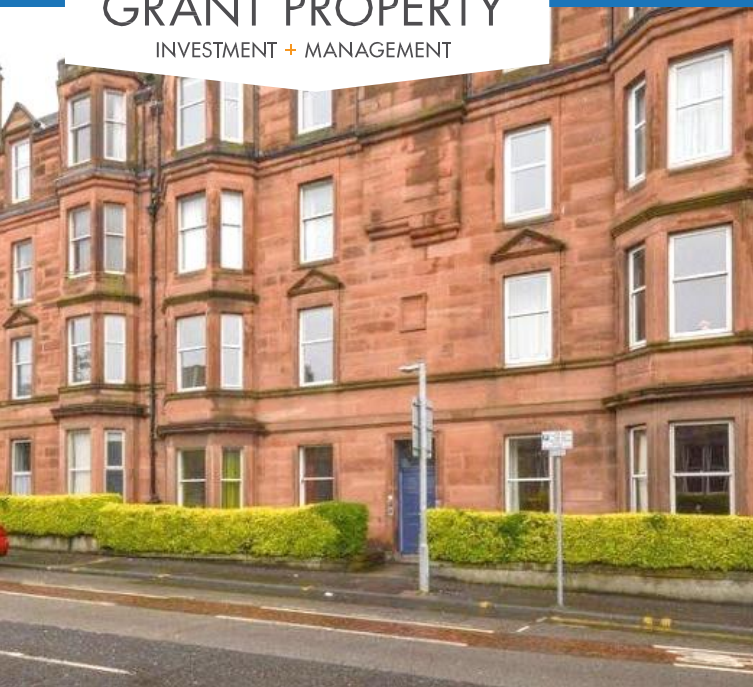




GRANT PROPERTY
INVESTMENT + MANAGEMENT

Edinburgh, Mayfield Road, EH9 3AF



Your property info:

- Entrance Hall
- Open Plan Lounge & Kitchen
- 3 Double Bedrooms
- Bathroom
- Student rental hotspot
- Attractive yield
- Ground floor position
- Excellent public transport
- Unrestricted on-street parking

Key investment facts

Bedrooms:	3
Size:	101m ²
Value when renovated: £305,000 *	
Rent pcm:	£1650
Yield:	6.4%
Purchase price:	£268,000
Current Value:	£265,000 *
Renovations:	£39,805

* RICS Survey available

City facts: Pop: 485,000 , 58,160 Students

Edinburgh is the capital city of Scotland, and it's Europe's third largest financial centre. It's a world heritage city, and hosts many festivals, including the Edinburgh Festival and Fringe.

Area Info: The hugely popular area of Newington is 2 miles south of Edinburgh City Centre. Given its proximity to both Edinburgh and Napier University campuses there is consistently high demand for student lets in this area. The area boasts a wide range of amenities including a Waitrose and Marks and Spencer. There are numerous green spaces, with The Meadows, Blackford Hill and the Braids on its doorstep.

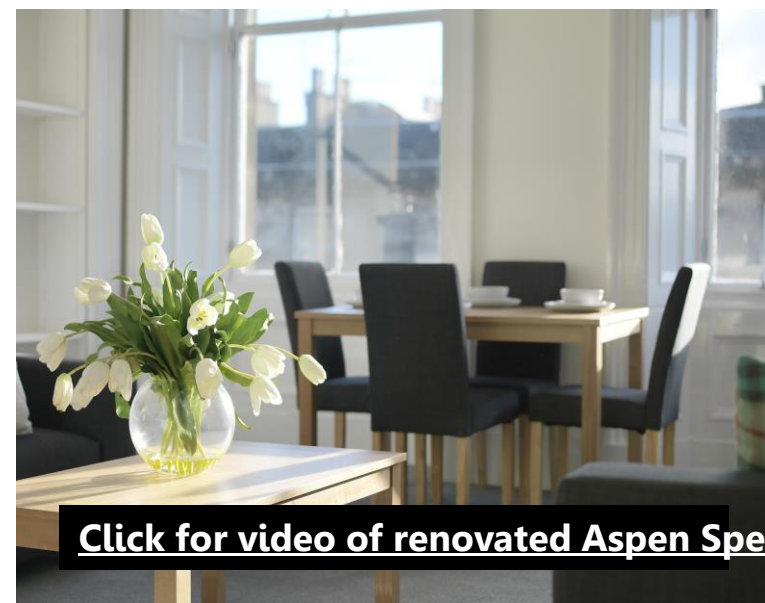
What makes this a great buy:

Offering a strong yield of 6.4%, making this very attractive for investors seeking a high yielding Edinburgh property.

The property boasts many original features throughout including cornicing, fireplace and bay windows.

It is a proven rental location for both students and young professionals.

With home buyers being priced out the City Centre market, we envisage strong capital growth in the surrounding areas.



[Click for video of renovated Aspen Spe](#)



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SECURE THIS PROPERTY NOW

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Property description

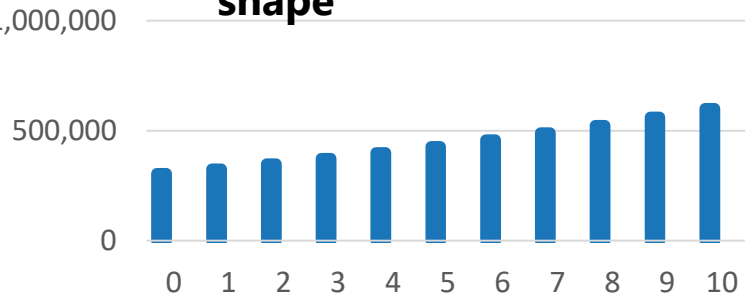
This beautifully presented property is located on the ground floor of a handsome, traditional tenement building. Access is via a well-kept common entrance, and the property is entered via a spacious entrance-hall serving all rooms.

There are three double bedrooms, all with pleasant outlooks, two to the rear and one to the front. The bathroom is rear facing and will feature a new three piece suite, chrome towel radiator and mixer taps. With corning and original period fireplace, the open-plan living room and kitchen boasts beautiful bay windows to the front allowing for natural light to flood the space. The newly installed kitchen will be individually designed with high gloss units and integrated appliances throughout.

Your renovations explained.

We renovate properties to improve their value and to increase the rent and yield. We carry out renovations in an 8 week period, for a fixed price. We therefore combine a traditional property with a new interior.

Your property investment shape



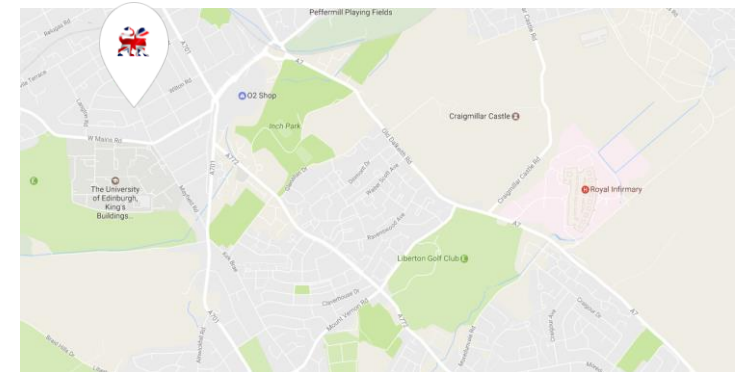
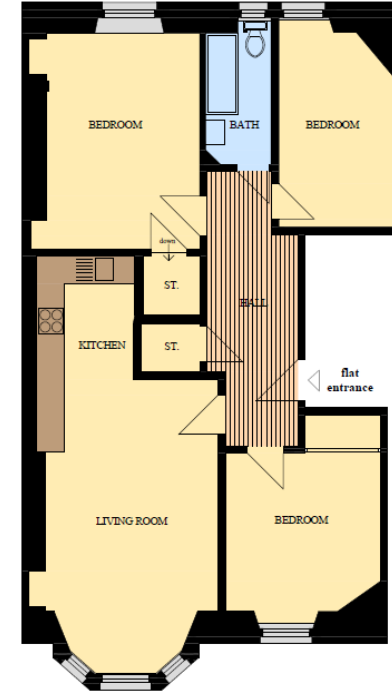
Assumes average capital appreciation of 7% pa, which is in line with the 33 year average

Renovations Summary

- + New Kitchen
- + New Bathroom
- + New Central Heating
- + Upgraded Wiring
- + Layout Alteration
- + New Flooring
- + Decoration
- + Architect Plans
- + Building Consents
- + Specialist Works

Useful links

- + [How we source properties](#)
- + [Market update](#)



Important Safety Notices

To comply with current UK Law + EU Regulations, we will install all safety and compliance features for only £2,945 (incl vat). As this is done at the time of renovation, it minimises the cost and maximises the yield. As the first license application must be in place before a property can be rented to more than 2 people and the applications take an average of 5 months to process, there are 2 options; wait until the licence is granted to rent out the property but our advice would be to rent to 2 people (or a family) at a target rent of £1000 until the licence is granted when it will increase to target rent of £1650.