

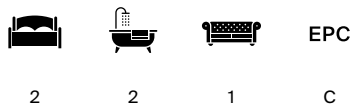


QUEEN STREET

New Town, Edinburgh, EH2

A TOP FLOOR TWO BEDROOM APARTMENT

This fully managed holiday let apartment within a central Edinburgh location has established short let returns makes it a very appealing investment proposition.



Local Authority: The City of Edinburgh Council

Rateable Value: £11,200 per annum.

Owner could qualify for rates relief, subject to professional advice.

Tenure: Freehold

Net Investment Yield: 5.91%

Service Charge: Included within managed service

Offers Over: £465,000



LOCATION

Queen Street offers all the amenities of Edinburgh's city centre right on its doorstep. Situated roughly equidistant between the New Town's prestigious Charlotte Square and St Andrew Square, it is within easy walking distance of the shops and restaurants of Princes Street, George Street, and Multrees Walk, including Harvey Nichols and the vibrant St James' Quarter.

Queen Street is also within easy reach of other attractions such as the Royal Mile and Edinburgh Castle, the Royal Botanic Gardens, the National Gallery of Scotland, the Scottish National Portrait Gallery, and the popular shops and cafés of nearby Stockbridge. Picturesque walks along the Water of Leith are also close by.

INVESTMENT

Managed by Destiny Scotland, The Q-Residence Apartments' revenue stream has grown steadily since the return to normality following the Covid period, proving popular with both leisure and corporate guests.

The building's occupancy rate for 2024/25 is approximately 90%, which is above average. The superb New Town location, combined with Waverley train station, the bus station, and the tram line only a few minutes' walk from the entrance, presents an opportunity for rates to increase in the future.

The Q-Residence Apartments have received an excellent score on TripAdvisor, with an average review rating of 4 out of 5, and an impressive 8.9 out of 10 on Booking.com.

The net income for Flat 4 after all operating and management costs for the 2024/25 period was £27,500. The apartments have been built to a high standard, offering a durable, low-maintenance yet stylish product. A keypad entry system allows secure access to each apartment.



Destiny Scotland, the current management agents, can provide details of previous gross and net revenue on a monthly basis, along with future projections for this apartment. All requests should be directed to Knight Frank.

RENTAL PERFORMANCE

On current rental performance, this apartment produced a net annual income for 2024/25 of £27,500. This is a net yield of approximately 5.91% based on the current asking price.

THE PROPERTY

This property is within an exceptional block of apartments, The Q-Residence Apartments, which are fully managed by Destiny Scotland Limited. The apartment is accessed via the communal main door, which is on the ground level.

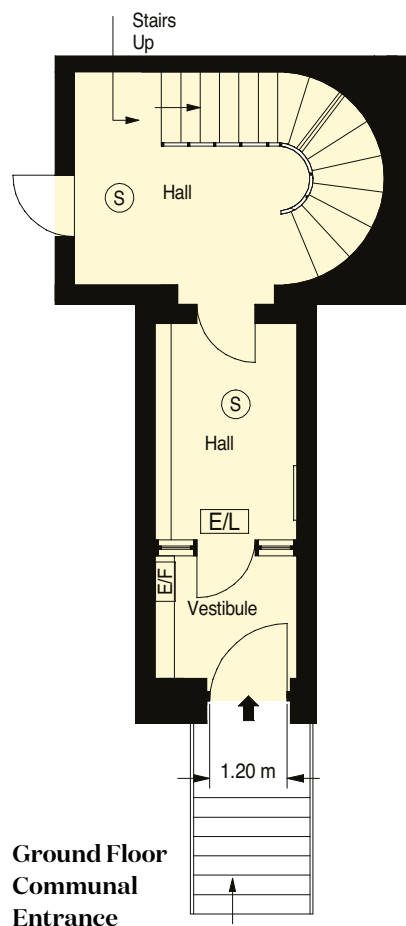
This pristine two-bedroom apartment contains a well-proportioned open-plan kitchen/living area with large windows allowing for plenty of natural light. There is a spacious principal bedroom with an en suite, a further double bedroom, and a central shower room. There is also ample storage space throughout the apartment.

This apartment has been finished to an exacting standard throughout. The fully fitted kitchen comes with a host of modern appliances, including an integrated fridge, a dishwasher, a washer/dryer, and a range-style cooker with an induction hob. The bathrooms are also highly specified, featuring a shower over the bath, heated towel rails, and large mirrors.

The combination of the location and the quality of the apartment makes this a very appealing proposition for anyone seeking a strong, hands-off property investment opportunity with excellent returns.

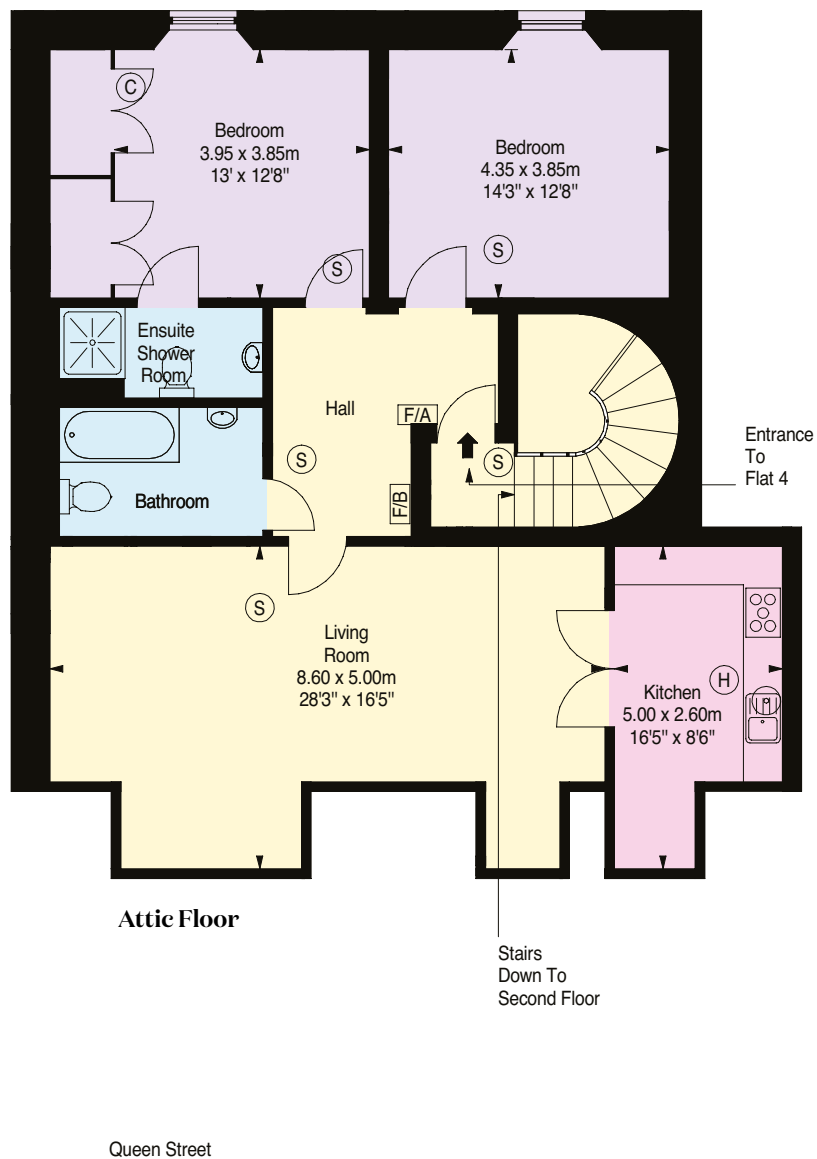


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area =
109.81 Sq M - 1182 Sq Ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

We would be delighted
to tell you more.

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