



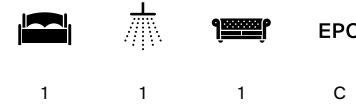
## HILL STREET

Edinburgh, EH2



# A FULLY MANAGED ONE BEDROOM APARTMENT

This one bedroom apartment benefits from short let consent in a prime city centre location.



Local Authority: The City of Edinburgh Council  
Rateable Value: £8,000 per annum.  
Owner could qualify for rates relief, subject to proccessional advice.  
Tenure: Freehold  
Net Investment Yield: 7.76%  
Service Charge: Included within managed service

Offers Over: £335,000



## DESCRIPTION

This stylish ground floor one-bedroom apartment offers a hands-off investment opportunity in the heart of Edinburgh’s New Town. With established short let performance and full management in place via Destiny Scotland, this apartment produced a **NET annual income of £26,000 for 2024/25**, equating to a **NET yield of approximately 7.76%** based on the current asking price.

## THE PROPERTY

Located within the exclusive Hill Street Apartments, this one-bedroom property is accessed directly from the main communal entrance and sits at ground level.

The apartment is immaculately presented with high-quality finishes throughout. The open-plan living, kitchen, and dining space is bright and well-proportioned, retaining attractive period features and benefiting from large sash-and-case windows. The kitchen is fully equipped with Siemens appliances, including an integrated fridge, dishwasher, washer/dryer, and induction hob, complemented by silestone worktops.

The spacious double bedroom includes built-in storage, and the contemporary shower room is finished to a high standard with a large walk-in shower, rain-effect shower head, heated towel rail, and stylish fixtures. Additional features include hand-scraped oak flooring, upgraded energy-efficient windows, and Nest-controlled heating.

This turn-key apartment offers strong short-let returns in a high-demand location, making it an excellent investment opportunity.



# LOCATION

Hill Street is ideally positioned within Edinburgh’s historic New Town, just moments from both Charlotte Square and St Andrew Square. The city’s best shopping, dining, and cultural attractions are within walking distance, including George Street, Multrees Walk, the St James Quarter, and Princes Street. Nearby green spaces and landmarks include the Royal Botanic Garden, Water of Leith Walkway, and Edinburgh Castle.

# PROPERTY INFORMATION

**Management:** The building is fully managed by Destiny Scotland. Further details available upon request.

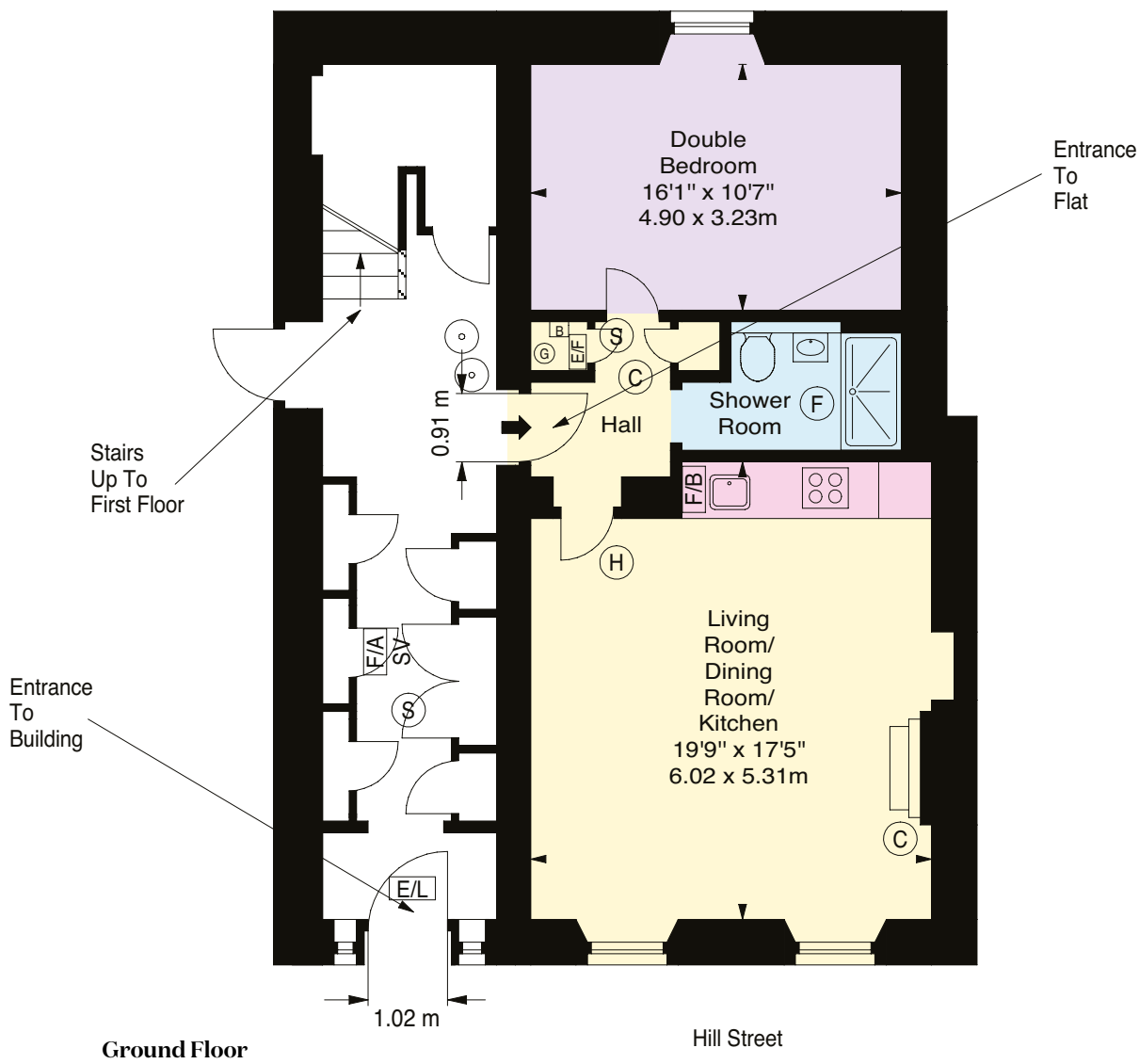
**Services:** Mains water, gas, electricity, and drainage. Heating is controlled remotely via Nest.

**Viewings:** By appointment through Knight Frank.

**Method of sale:** The property is offered for sale via private treaty.



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



Approximate Gross Internal Area  
638 Sq Ft - 59.27 Sq M

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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