

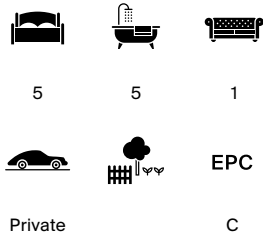


DOWNIE TERRACE

Edinburgh, EH12

AN ELEGANT VICTORIAN MAIN DOOR DUPLEX

Offering strong rental returns, available
with tenants in situ or vacant possession.



Local Authority: The City of Edinburgh Council

Council Tax band: A

Tenure: Freehold

Offers Over: £545,000



DESCRIPTION

Arranged over two floors with a ground floor entrance, the property is ideally configured for HMO use, offering five spacious double bedrooms, each benefitting from en suite facilities. A bright and well-proportioned sitting room, modern communal kitchen with generous workspace, stylish family bathroom, private garden, gas central heating, and private off-street parking all enhance the property's appeal to tenants and underpin its consistently strong rental performance.

Having operated successfully as a guest house for over two decades before transitioning into HMO use, the property has a proven commercial pedigree. It continues to generate robust rental returns, supported by sustained tenant demand and minimal void periods.

INVESTMENT FEATURES

- Fully licensed HMO. This is a valuable and transferable asset.
- Currently arranged as five double bedrooms, each with private en suite facilities.
- Current rental income: 5 rooms at £500 pcm = £2,500 pcm / £30,000 per annum
- Current gross yield: 5.0% (based on a £600,000 purchase price)
- Rental potential: 5 rooms at £750-£800 pcm = £3,750-£4,000 pcm / £45,000-£48,000 per annum
- Potential gross yield: 7.5% - 8.0% (based on a £600,000 purchase price)
- Generally high levels, with outgoing tenants consistently replaced quickly.
- Over 20 years' trading history as a guest house, now successfully operating as a licensed HMO.
- Prime Corstorphine location with sustained rental demand from professionals and students.





LOCATION

Occupying a prime position within the sought-after suburb of Corstorphine, this attractive Victorian property represents a rare opportunity to acquire a high-performing residential investment asset in Edinburgh.

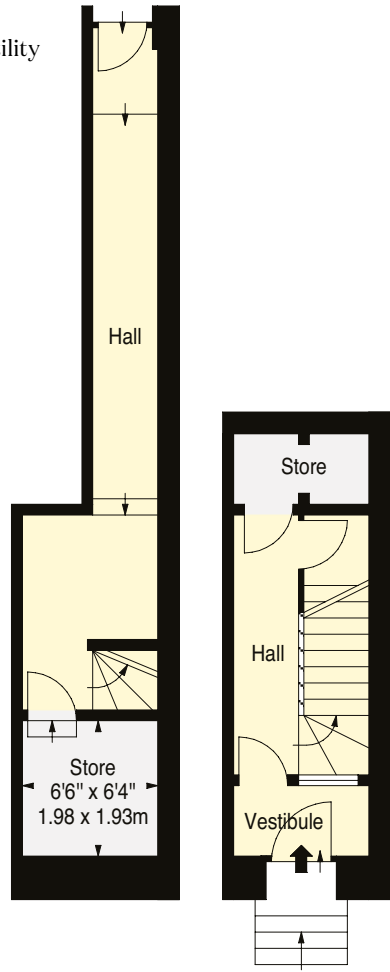
Residents enjoy close proximity to Corstorphine Hill, a beautiful local green space with extensive walking routes and panoramic city views. The area supports a caring and close community with an excellent range of shops, cafés, restaurants and leisure facilities nearby.

Transport connections are strong with regular bus services providing swift access to Edinburgh city centre and beyond. Edinburgh Airport is also easily accessible, making the location ideal for commuters and frequent travellers alike.

Corstorphine is highly regarded for its educational offerings, with the property falling within the catchment for Fox Covert Primary School and Craigmount High School, both celebrated for their academic excellence and welcoming communities. Prestigious independent schools such as St George's School for Girls and Edinburgh Academy are also within easy reach, making this an excellent choice for families prioritising quality education in a peaceful suburban lifestyle.

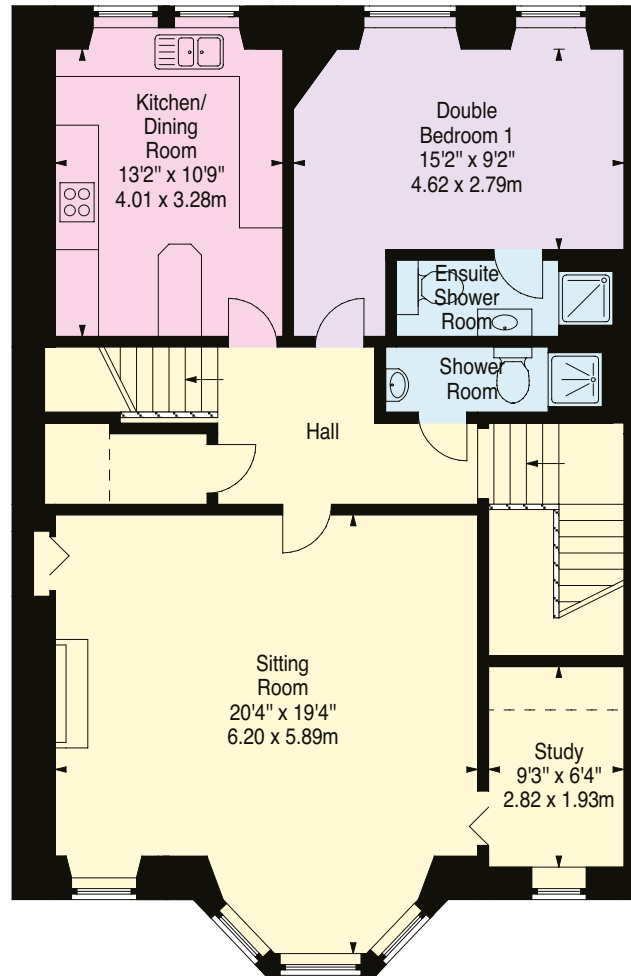


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

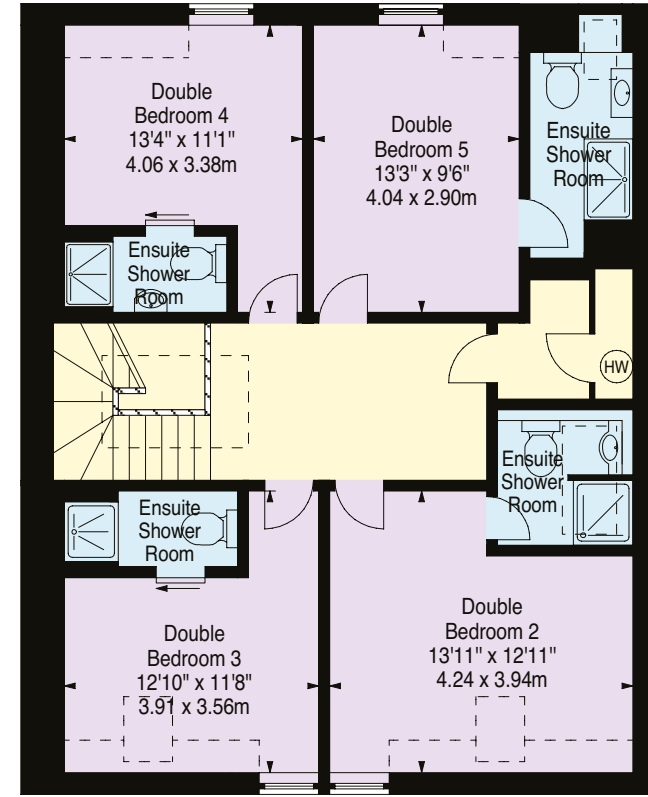


Basement Level

Ground Level



First Level



Second Level



Approximate Gross Internal Area
2237 Sq Ft - 207.82 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.

I would be delighted
to tell you more.

Richard Montgomery

0131 222 9600

richard.montgomery@knightfrank.com

Knight Frank Edinburgh

80 Queen Street, Edinburgh

EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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