



149/2 WEST PORT

OLD TOWN, EDINBURGH, EH3 9DP

D.J.ALEXANDER
Sales & Lettings

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 1101 SQ
FT  Permit Parking

PROPERTY OVERVIEW

- Five-Occupant HMO
- Investment Sale Only
- Prime West Port, Old Town Location
- Second-Floor Traditional Tenement Flat
- Sitting/Dining Room & Fitted Kitchen
- Five Well-Proportioned Bedrooms
- Main Bathroom & Separate Shower Room
- Gas Central Heating & On-Street Permit Parking

An excellent investment opportunity to acquire this well-proportioned second-floor HMO flat, forming part of a traditional tenement building in the highly sought-after historic Old Town. The property is offered for investment sale only and is configured for five occupants.

The accommodation comprises a welcoming hallway with useful storage cupboard, a spacious sitting/dining room and a fitted kitchen with a range of wall and base units, integrated appliances and ample workspace. There are five well-proportioned bedrooms, all providing ample space for freestanding bedroom furniture. The property further benefits from a main bathroom comprising a three-piece white suite with shower over the bath, together with a separate shower room accessed from the hallway.

Further benefits include gas central heating and on-street permit parking (Zone 4).



LOCATION

West Port is a well-established and highly desirable area located on the western edge of Edinburgh's historic Old Town, close to the Grassmarket and within the city centre. The location combines historic character with a vibrant urban environment, with an excellent selection of cafés, restaurants, bars, independent shops, supermarkets and everyday amenities available throughout the surrounding area. Edinburgh Castle, Princes Street and a wide range of cultural attractions are also easily accessible.

The area offers a variety of recreational opportunities, with the Grassmarket, Princes Street Gardens and The Meadows providing attractive outdoor spaces, alongside Edinburgh's extensive selection of theatres, galleries, museums, gyms and leisure facilities. Schooling is well represented across the surrounding area, with a choice of primary and secondary schools, while further and higher education facilities include the University of Edinburgh and Edinburgh Napier University.

West Port is particularly well served by public transport, with frequent bus services providing connections across Edinburgh and to surrounding areas. Edinburgh Waverley and Haymarket railway stations offer regular rail services to destinations throughout Scotland and the wider UK, while Edinburgh Airport is readily accessible by road and public transport. The area also benefits from convenient access to the city's main road network, making it well connected for both local and longer-distance travel.

Extras

The property is being offered for sale as an investment opportunity only, with tenants currently in situ. The sale is subject to the existing tenancy arrangements.





James Coyle
Property Valuer

Viewings

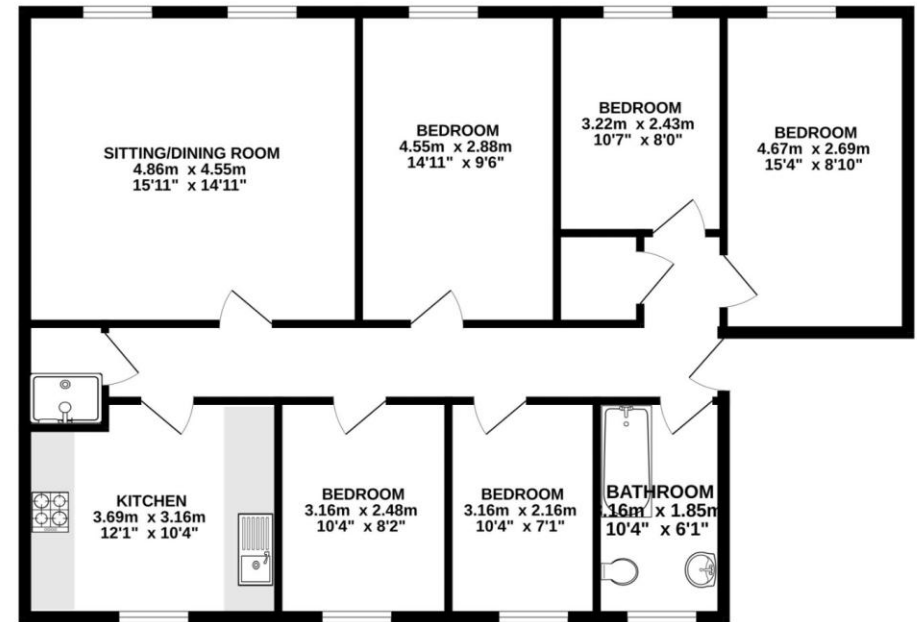
By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
0131 652 7313
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This property, and other properties offered by DJ. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com



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: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given



149 WEST PORT
TOTAL FLOOR AREA: 102.3 sq.m. (1101 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Under the HMRC Anti Money Laundering legislation, all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds and required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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