



PARKHEAD ST
EDINBURGH
EH11 4RL

UPPER VILLA FLAT
2 DOUBLE BEDROOMS
LIVINGROOM
KITCHEN
BATHROOM

Sourced by Glenham on behalf of an investor



BEFORE

AFTER



REFURB DETAILS:
FULL REWIRE
NEW GCH
NEW WINDOWS
NEW KITCHEN
NEW BATHROOM

FULL REDECORATION
INSTALLED INSULATION

EPC RATING INCREASED
FROM G TO C

PROPERTY BOUGHT FOR £130,000
VALUATION AT PURCHASE: £135,000
RENTAL VALUATION AT THE TIME OF PURCHASE: £500 PM
REFURB SPEND: £30,494
VALUATION POST REFURBISHMENT: £180,000
RENTAL VALUATION POST REFURBISHMENT: £995 PM
YIELD ON CAPITAL EMPLOYED FOR REFURB: 19.1% PA