



Limited edition
Edinburgh Waterfront
residential apartments
for investment in
The Moorings,
Edinburgh Marina

1, 2 and 3 bedroom spacious apartments,
all en suite

Prices from £360,000



EDINBURGH MARINA
Est. 1836

EDINBURGH MARINA



A stunning new waterside development with uninterrupted views of the coastline and the Firth of Forth. This world-class development will contain new homes centred around the 427 berth Edinburgh Marina, its Clubhouse and restaurant next to the new Hyatt Regency Spa and Conference Hotel.

All of these spacious Apartments will feature high quality luxury finishes with fully equipped fitted kitchens, en suite fully tiled showers and bathrooms, walk-in and fitted wardrobes, energy efficient LED lighting, hardwood floors and underfloor heating. Services will include 24/7 Concierge, on-site security and secure private underground parking spaces all EV enabled.



A UNIQUE OPPORTUNITY TO INVEST IN INDEPENDENT LIVING APARTMENTS IN ONE OF THE HIGHEST GROWTH RESIDENTIAL RENTAL SECTORS

Investors will benefit from a unique opportunity to purchase apartments in an exclusive waterside location. Tenants will benefit from a range of services and amenities. For full details, please refer to [The Moorings brochure](#).

Fully operational managed letting service available to purchasers at preferential rates via DJ Alexander, Edinburgh's largest residential letting agents.

4.74% p.a. (23.69% over 5 years) rental growth in Edinburgh (Source: Citylets)

24% sales growth seen in the last 5 years to Dec '19 (Source: Knight Frank)

Net initial yield **4%** p.a. equivalent to a gross yield of **5.25%** p.a. approx

10% deposit off-plan purchase

Built to last, not just to rent.



- 1 -

LESS THAN 2.5 MILES
FROM EDINBURGH
CITY CENTRE

- 2 -

AVERAGE EDINBURGH PROPERTY
PRICE INCREASE OF 5.2% IN 2019

SOURCE: ZOOPLA

- 3 -

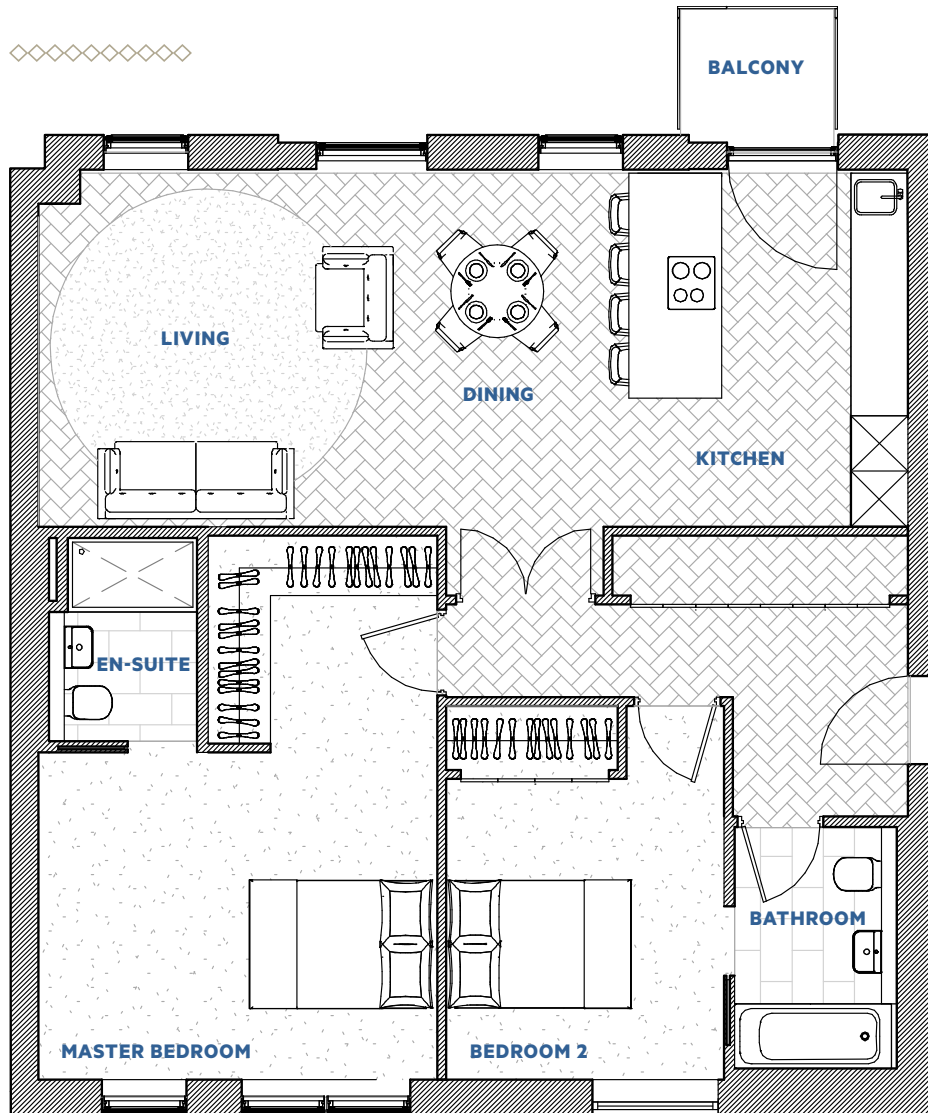
EDINBURGH RENTAL VALUES
INCREASED BY 5.9%
FOR YEAR 2018/2019

6 TIMES HIGHER THAN
THE NATIONAL INCREASE

TYPICAL TWO BEDROOM APARTMENT

APARTMENT AREA

92-98 SQM (986-1054 SQFT)



FEATURES

- Open plan living and dining area
- Master bedroom with en-suite and fitted wardrobe
- Second bedroom with Jack and Jill bathroom and fitted wardrobe
- Balcony with glazed balustrade

DIMENSIONS

- Living / Dining / Kitchen - 3.90 x 9.40m (12.8 x 30.8ft)
- Master Bedroom - 4.30 x 5.22m (14.1 x 17.1ft)
- Master En-Suite - 1.60 x 2.20m (5.2 x 7.2ft)
- Bedroom 2 - 3.00 x 4.00m (9.8 x 13.1ft)
- Bathroom - 1.75 x 2.60m (5.7 x 8.5ft)
- Balcony - 1.40 x 1.70m (4.6 x 5.6ft)



For details on how to invest in apartments at The Moorings, Edinburgh Marina

TEL: +44(0)131 300 0066

SALES@EDINBURGH-MARINA.COM
EDINBURGH-MARINA.COM

SALES AND MARKETING SUITE NOW OPEN
VIEWING BY APPOINTMENT ONLY



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