

# 3 1f2 Laing Terrace, Portobello Edinburgh, EH15 2DY

OFFERS OVER £240,000



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- Bright first floor flat only a few steps away from seafront
- Cosmetic upgrading required
- Large sitting room with bay window
- Two double bedrooms and bright bathroom
- Gas central heating and double glazing
- Popular coastal community only 3 miles from city centre
- EPC D

### Description

This spacious first floor flat (73sqm) is quietly located beside Portobello's award-winning sandy beach and the classic Victorian promenade. Rooms have a good ceiling height. Built in circa 1900's this flat could easily be transformed into a charming home by cosmetic modernisation and is equally suitable as a good letting/investment opportunity given rentals in this popular coastal area are in high demand. There is a large sitting room, fitted kitchen, two double bedrooms and bathroom.







### Central Heating

The property benefits from gas central heating and uPVC double glazing.

### Gardens and Parking

The flat benefits from a well-kept shared garden with it's own shed. There is unrestricted parking on Laing terrace and on the streets nearby.

### Location

The property is located just a few yards away from the superb 2-mile sandy beach in this quiet protected Conservation Area. The prosperous suburb of Portobello (Edinburgh's seaside) is three miles west of Edinburgh's City Centre and minutes away from fast main road networks. It offers all the many benefits of seaside living including a modern swimming centre and kayaking & sailing and rowing club. There are numerous local shops, Scotmid, Aldi, good schools and a wide variety of recreational pursuits. A choice of golf courses and several major supermarkets are readily accessible. Regular bus services operate and Brunstane Railway Station is a brisk 10-minute walk away.

### Extras

All fitted carpets, curtains and fridge freezer are included in the sale price.

### Council Tax Band and EPC

The property is in Council Tax Band B and it has a D rated Energy performance Certificate.

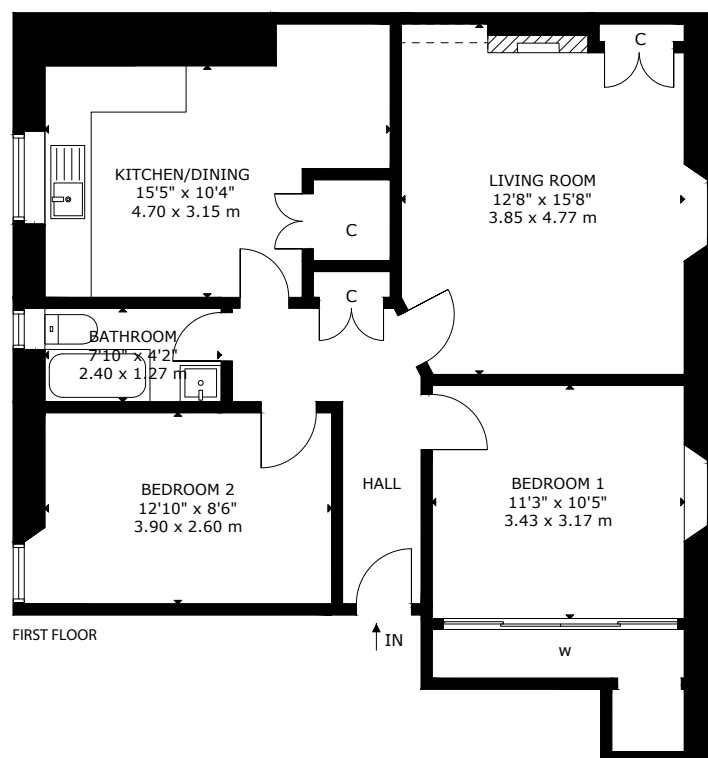
### Home Report

The property has been valued by surveyors at £250,000 and a link to the Home Report is available via the listing on the ESPC website.

### Viewing

To view - call Agent on 0131 229 3399





FIRST FLOOR

1F2 LAING TERRACE, EDINBURGH EH15 2DY  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 783 SQ FT / 73 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Bathgate	Dalkeith	Edinburgh	Glasgow	Musselburgh
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Call us on **0131 229 3399** or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
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