



**22/1 Wilsons Park**  
**Portobello, EH15 1HY**

**Deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR FLAT

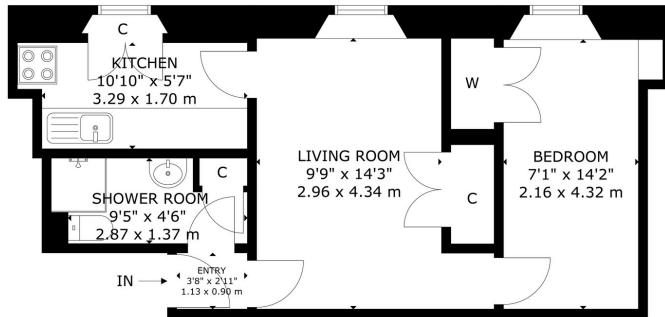
- Living Room
- Kitchen
- Bedroom
- Shower Room
- Electric Heating & Single Glazing
- Shared Rear Garden
- Free On-Street Parking
- EPC Rating – E





Forming part of a 'C' listed building and a stone's throw from Portobello Beach, this charming upper flat is situated within the highly sought after area of Portobello. The property is within distance of the main High Street with many amenities including cafes, restaurants and a variety of shops. An excellent public transport service travels to the City Centre and many surrounding areas with Brunstane Railway Station a short distance away providing easy access to the South. An excellent first purchase or Buy to Let Investment the accommodation comprises: secure entrance shared with one other property, hall, bright lounge, fitted kitchen, good sized double bedroom and modern shower room. The property also benefits from access to a shared rear garden. Included in the sale are fitted floor coverings and curtains along with the cooker, dedicated freezer, fridge-freezer and washing machine. All appliances are sold as seen with no warranty provided.





FIRST FLOOR

22/1 WILSON'S PARK, EH15 1HY  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 438 SQ FT / 41 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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