



7 (1F2) Mentone Avenue  
Portobello, EH15 1HZ

**deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR FLAT

- Living Room
- Kitchen
- Utility Room
- Three Double Bedrooms
- Shower Room
- Communal Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C





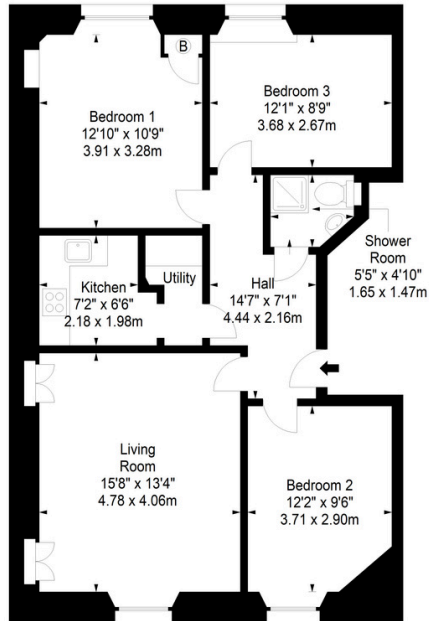
Set within a quiet and desirable area, this well-proportioned first-floor flat boasts views of Portobello Beach and is located in the ever-popular seaside town of Portobello. The property is conveniently located close to a wide range of local amenities, with the high street offering an excellent selection of shops, bars, and restaurants. The accommodation comprises; a welcoming entrance hallway, bright and spacious living room, fitted kitchen and utility room, three good-sized double bedrooms and a shower room. Externally there is a communal garden to the rear and free on-street parking in the area. The property features double glazing and gas central heating. Included in the sale are the: fitted carpets and floor coverings, cooker, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



Mentone Avenue,  
Edinburgh, EH15 1HZ



Approx. Gross Internal Area  
823 Sq Ft - 76.46 Sq M  
For identification only. Not to scale.  
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First Floor



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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