



2/6 Electra Place, Edinburgh, EH15 1UF

Impressive one-bedroom top floor flat within walking distance to the beach and promenade

URQUHARTS
EDINBURGH



DESCRIPTION

2/6 Electra Place is a beautifully presented one-bedroom top floor flat with private residents parking within walking distance from Portobello Beach and Promenade. The location is superb with excellent local amenities and is a convenient distance to the city centre & surrounding areas. The property has been tastefully upgraded to a high modern standard with new kitchen, shower room and redecoration throughout.

Entrance hall; bright and spacious open plan living room / dining room and kitchen with views towards Arthurs Sean; modern fitted kitchen with wall and base units and integrated appliances; good-sized double bedroom with built-in wardrobes; and a contemporary shower room with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room / Kitchen. Double bedroom. Shower room.

Electric heating. Double glazing. Well-maintained communal grounds. Private residents unallocated parking. The development is factored by James Gibb and there is a monthly payment of £14 for the upkeep of the communal garden grounds.

LOCATION

The property is located within the sought-after Portobello area, a popular seaside district lying approx. 4 miles to the east of Edinburgh City Centre. Excellent local amenities and a wide selection of local artisan shops are found on Portobello High Street, including a Aldi Superstore to cater for everyday needs in addition to the Fort Kinnaird and Ocean Terminal Shopping Centres only a short drive away. Leisure and recreational facilities nearby include Portobello Beach & Promenade, Abercorn Park & Figgate Park, Portobello Swim centre & Turkish baths, Gymnastics & Soft Play Centre, and 5-a-side pitches. There is also a 9-hole golf course, Bannatynes Health Club, outdoor bowling club nearby, and is within sight of Arthurs Seat and the picturesque East Lothian countryside. Local schooling is well-represented from nursery to senior level, including Towerbank Primary and Portobello High. Regular bus services operate to and from the city centre and to surrounding areas, whilst the Edinburgh City Bypass is within easy reach by car, giving further access to the major motorway networks, Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing heading North. Brunstane railway station is also nearby connecting to the city centre and beyond.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

Council Tax Band **B**

Energy Rating Category **D**

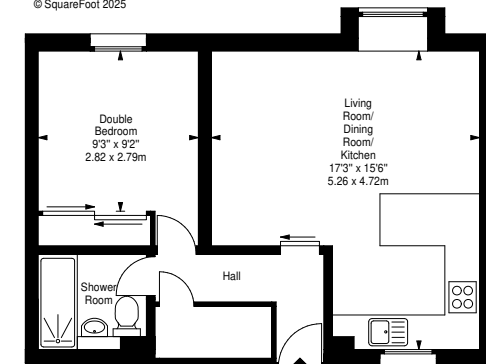
Tenure Freehold



Flat 6,
2 Electra Place,
Edinburgh,
Midlothian, EH15 1UF



Approx. Gross Internal Area
445 Sq Ft - 41.34 Sq M
For identification only. Not to scale.
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Third Floor

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.