

10 (2F1) Marlborough Street, Portobello, Edinburgh, EH15 2BG



Description

Dual-facing two bed second floor flat, forming part of a traditional tenement quietly situated in the heart of Portobello, yet a stones throw away from a bustling High Street and beach. The property would now benefit from cosmetic upgrading and modernisation but does offer versatile living space and excellent potential to create a lovely home for those seeking a coastal lifestyle within easy commuting distance of Edinburgh city centre.

- Central hall with fitted storage
- Living room/bedroom
- Living room/kitchen with adjoining utility
- Two bedrooms
- Bathroom with shower
- Gas central heating and double glazing
- Secure entry system
- Shared garden to the rear
- Unrestricted on street parking

Extras

All fitted floor coverings, curtains, cooker and washing machine are included. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the services or appliances.

EPC Rating: C

Price and Viewing

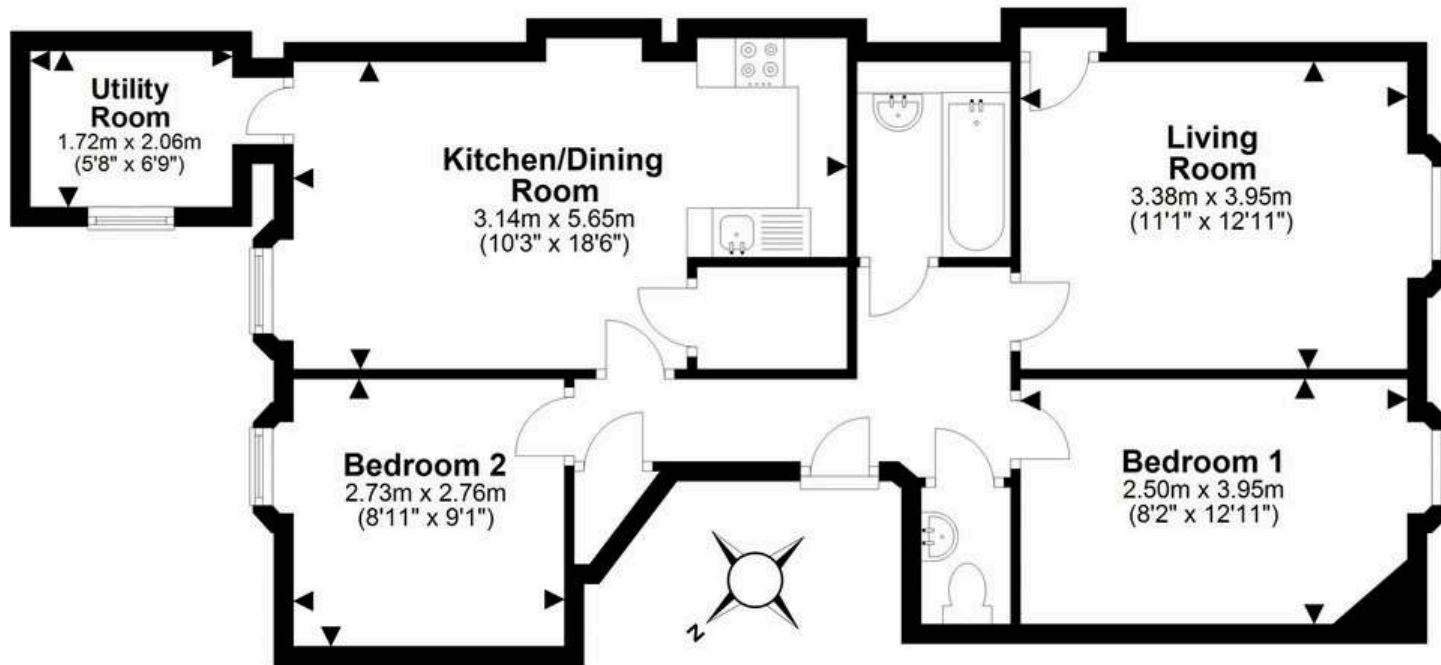
For price and viewing information or further details on this property please contact us on 0131 557 3188.



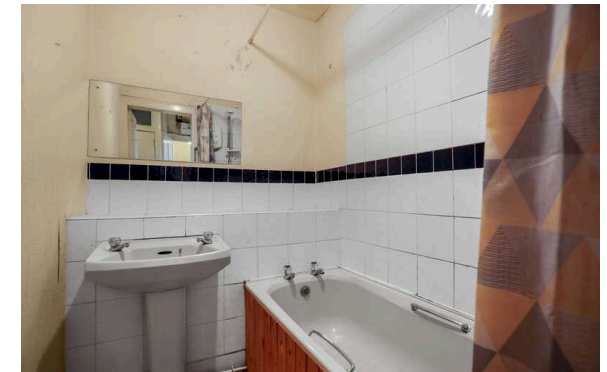
Location

The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach, outstanding independent shops and cafés, and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafés, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Ford Kinnaid Shopping Centre, with over 100 retail outlets, various restaurants and cafés, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

