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## Property Summary

Welcome to a traditional two-bedroom first-floor flat that is brought to market in move-in condition, offering beautiful interiors and a sought-after coastal lifestyle in Portobello. Just moments from the long sandy beach, this property has a highly desirable location that will have mass appeal, especially as it is just a 10 minutes' drive from Edinburgh city centre as well. Furthermore, the home is finished to a high standard throughout, pairing modern neutral décor with high-quality finishings, which includes a stylish kitchen and bathroom.

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## Features

- A first-floor flat in move-in condition
- Part of a traditional tenement building
- Near the beach in sought-after Portobello
- Neutral interiors with quality finishings
- Welcoming entrance hall
- South-facing living/dining room
- Ultra-modern kitchen
- Two double bedrooms with storage
- Modern bathroom with overhead shower
- Well-maintained communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing







## South-facing living/dining room

Stepping into the flat, you are greeted by a welcoming hall with tasteful neutral décor and a wood-style floor. To the left is the living/dining room. Here, a crisp white palette provides new buyers with a desirable blank canvas, whilst south-facing windows bathe the space in a flood of natural light. It accommodates both lounge and dining furniture, and is framed by neat corning and a delicate ceiling rose. In the kitchen, an ultra-modern design offers style and practicality. It features sleek handle-less cabinets in white and complementary worktops brightened by under-unit lighting. An oven and gas hob come integrated, with space for a freestanding fridge/freezer and a dishwasher. Plumbing for a washer can be found in the kitchen (where the dishwasher is) and in the second bedroom's cupboard.





“An ultra-modern kitchen  
& two double bedrooms  
with storage”









## The two double bedrooms are both bright and airy

Meanwhile, the two double bedrooms are both bright and airy, and further enhanced by the neutral decoration. Both are laid with soft carpets and you can hear the sea from both rooms too, creating a calming ambience. The principal bedroom also benefits from a built-in mirrored wardrobe with further storage above, whereas the second bedroom has been neatly arranged into a relaxed office with a sitting area. Conveniently set between the bedrooms is a modern three-piece bathroom with attractive styling, a recently-installed bath (fitted last year) and an overhead shower. Gas central heating and double glazing ensure year-round comfort.







## Well-maintained communal garden

Externally, the flat has a well-maintained communal garden. It also has a prime position in Portobello. Set just a short walk from excellent amenities (including supermarkets, cafes, and eateries), it is a mere stone's throw from Portobello Beach – perfect for leisurely strolls all year round. Parking in the area is on street and unrestricted as well.



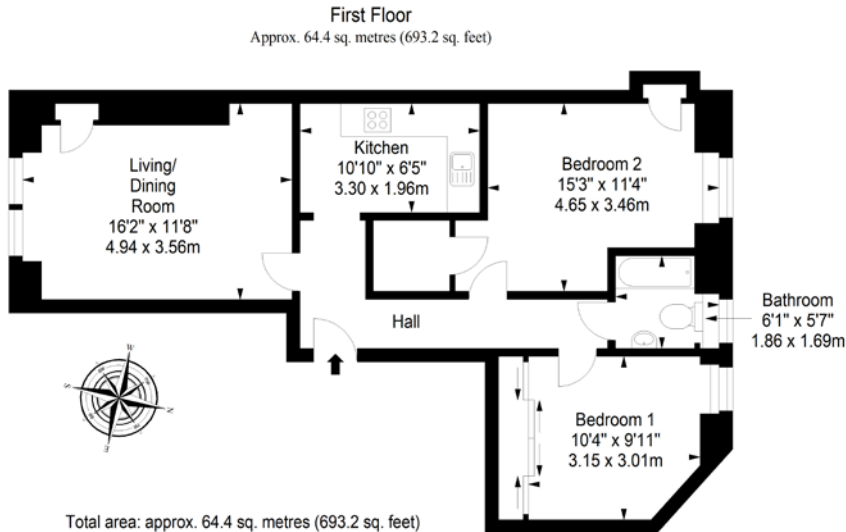
## Portobello, Edinburgh

Located approximately three miles northeast of the city centre, the desirable suburb of Portobello enjoys the best of both worlds: a quaint seaside ambience with the perks of city life right on its doorstep. Set beside a long sandy beach and promenade, within sight of Arthurs Seat and within minutes of the picturesque East Lothian countryside, it is easy to understand why this is one of the capital's most popular postcodes! The area is served by a fantastic range of local services and amenities, with more extensive shopping facilities available in Musselburgh or Fort Kinnaird just a short drive away. Or for a more local, traditional shopping experience, the bustling High Street is lined with a charming array of shops, including cafés, restaurants, galleries, independent retailers, bakers, butchers, and greengrocers. For sport and fitness enthusiasts, Portobello Swim Centre boasts swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only public authentic Turkish Baths. Portobello offers a superb choice of schools in both the public and private sector. The area is extremely popular with commuters owing to its excellent public transport links into the city centre, as well as its proximity to Edinburgh City Bypass and the A1.





## Floorplan



EPC Rating - C | Council tax band - B | Home report Value - £240,000

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale. A fridge/freezer and a dishwasher may be available by separate negotiation.



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

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