



10/3 Barnie Terrace  
EDINBURGH | EH15 1BU



# 10/3 Barnie Terrace

EDINBURGH | EH15 1BU

## Description

Boyd Property are delighted to present to the market this immaculate and beautifully presented 2-bedroom first floor apartment, set within a quiet, modern development in the heart of Portobello. This exclusive development was built circa 2020 this property offers modern luxury interiors and is just moments stroll from Portobello beach and promenade. The property is offered in move-in condition and the accommodation briefly comprises; a welcoming entrance hall, a bright open plan lounge/kitchen with dedicated spaces for relaxing, dining and the contemporary kitchen is fitted with ample base and wall mounted units. The spacious master bedroom provides a tranquil retreat and comes complete with fitted wardrobes and a luxury en-suite shower room, a further double bedroom and stylish family bathroom with shower over bath. The property further benefits from gas central heating, double glazing, good storage facilities, entry phone security system, well-manicured communal grounds and resident's parking. Viewing is highly recommended to full appreciate the size, standard and quality of accommodation on offer.

## Factoring

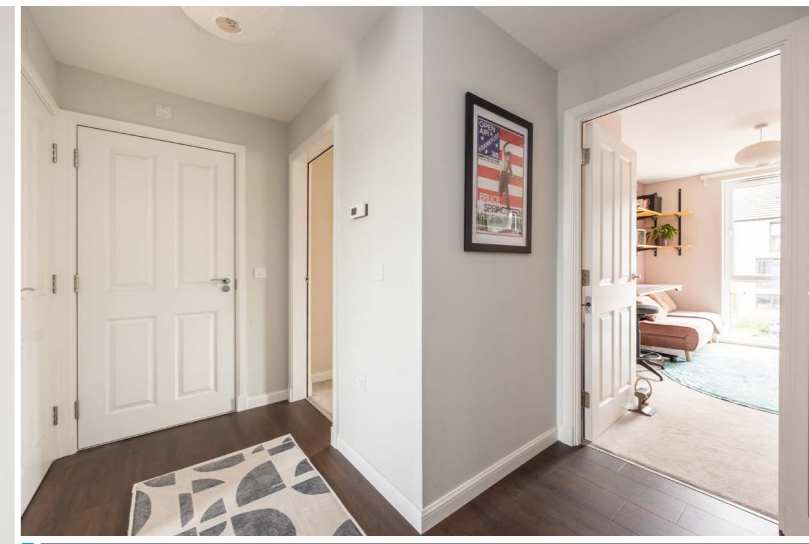
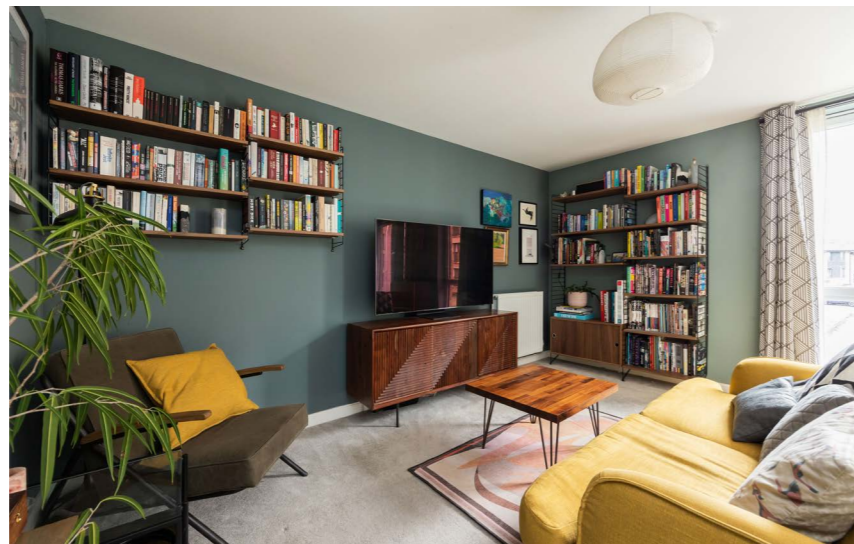
The development is managed by Ross & Liddell and the fee is approx. £100 PCM and this includes the upkeep of the communal areas and buildings insurance.

## Location

The property is located within the highly sought-after Portobello area, which lies to the east of Edinburgh City Centre and is renowned for its beach and promenade. The property is situated in a quiet residential street, yet is still well positioned to take advantage of a superb range of shopping outlets at Portobello High Street, just a few minutes walk away. Supported by the usual banks and postal services. Leisure facilities on offer are first class and include a choice of bars and restaurants. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as a sailing and kayaking club, an indoor child play area, 5-aside football centre and two play parks. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach whilst good schooling is well represented from nursery to senior level.

## Extras

All fitted floor coverings, integrated oven, hob, hood, dishwasher and fridge freezer.



## Features

- Modern first floor apartment
- Moments from Portobello beach
- Entrance hallway
- Open plan lounge/kitchen/dining room
- 2 Bedrooms
- 2 Bathrooms
- Double glazing
- Gas central heating
- Good storage facilities
- Entry phone security system
- Well-manicured communal grounds
- Residents parking

“ An immaculate and beautifully presented 2-bedroom first floor apartment, set within a quiet, modern development in the heart of Portobello. ”

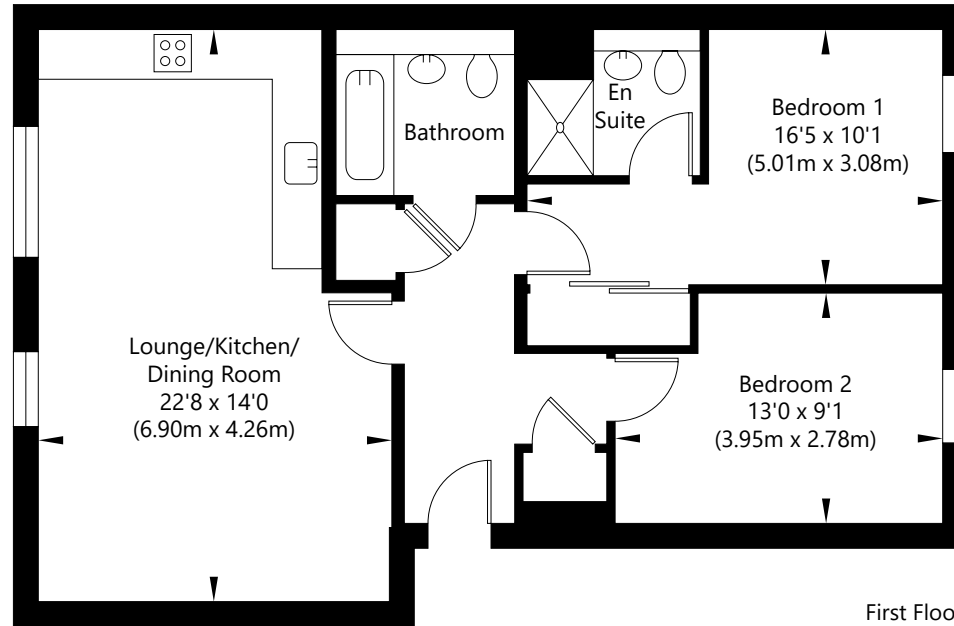


For price and viewing information please scan the QR code. All our property home reports can be accessed instantly via [www.espc.com](http://www.espc.com). This report will provide in depth information on the property and costs such as service charges, factor fees or other associated costs relating to the property.





Approx. Gross Internal Floor Area 68.97 Sq M / 742 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable. All measurements are approximate. Not to scale. For identification only. © 2024 planography.co.uk



Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

I Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses.

