



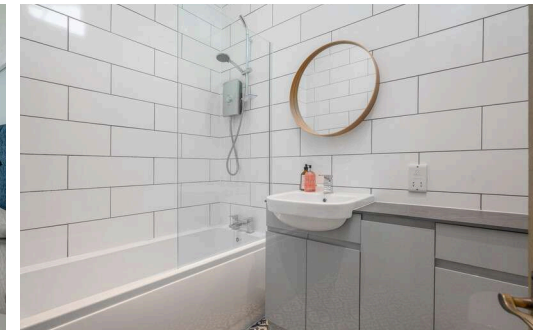
12, 4F2 Bath Street
Edinburgh, EH15 1EY

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"12, 4F2 Bath Street is a well-presented top floor flat, forming part of a traditional tenement building"

- COMMUNAL STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE BATHROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- SASH AND CASE WINDOWS
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- CLOSE TO BEACH
- GOOD LOCAL AMENITIES





LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and Duddingston Golf Club.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

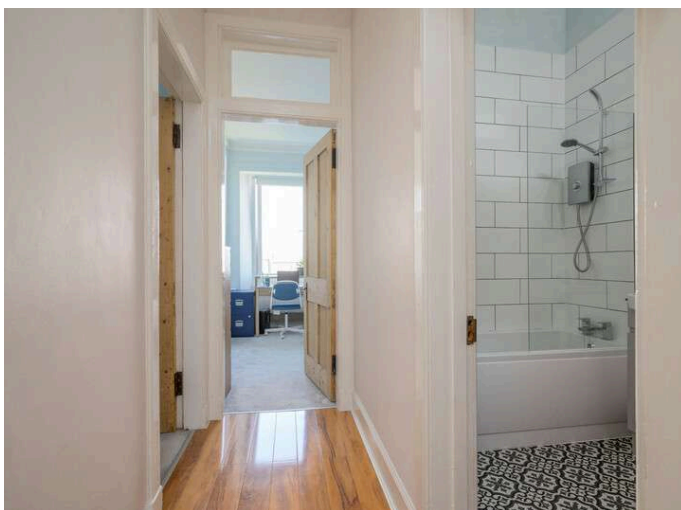
DESCRIPTION

Bath Street is a well-presented top floor flat, forming part of a traditional tenement building in the popular coastal town of Portobello, east of Edinburgh city centre. Offered to the market in genuine move in condition and boasting beautiful aspects of the Firth of Forth, early viewing is highly recommended. The accommodation comprises: welcoming hallway; bright and spacious, southeast facing living room with bay window and ornate focal fireplace; kitchen diner with sky light and ample floor and wall mounted storage cupboards; double bedroom 1 with en-suite bathroom with shower over bath and generous walk-in cupboard; double bedroom 2; single bedroom 3 and a contemporary, fully tiled family bathroom which completes the accommodation on offer. Further benefits include: gas central heating; sash and case windows; westerly facing communal rear garden, mostly laid to lawn; a short walk to Portobello Beach, Promenade and High Street as well as within catchment of Towerbank Primary School.

EPC RATING

The energy efficiency rating for this property is band D

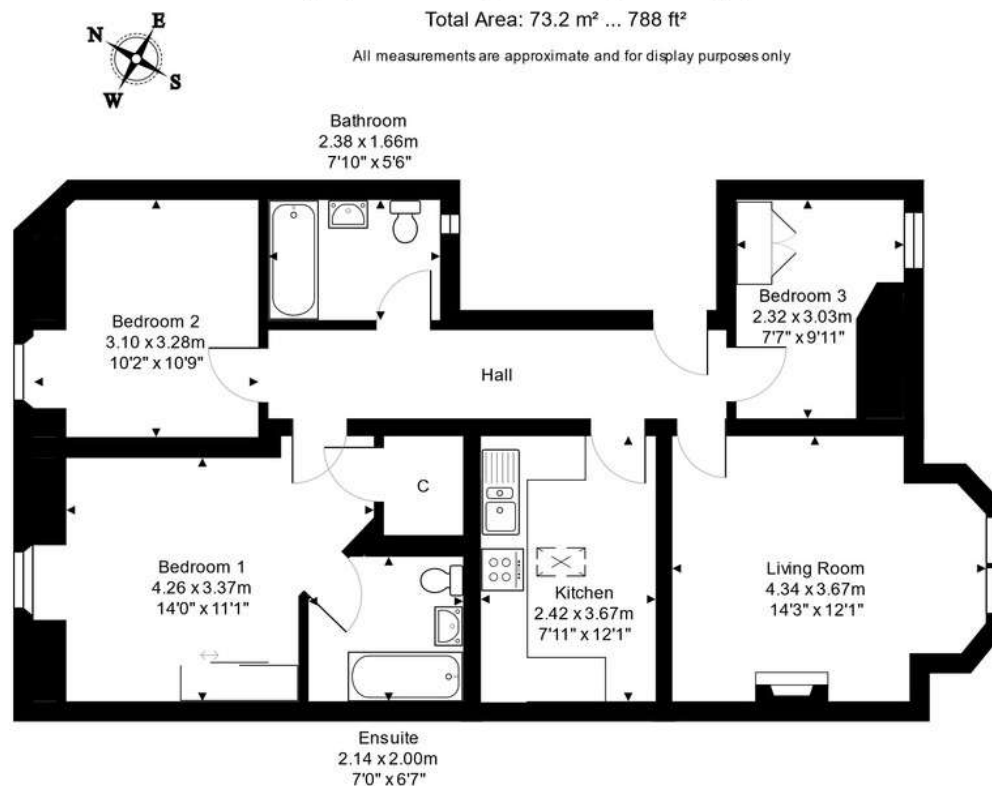
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



12 (4f2) Bath Street, Portobello, Edinburgh, EH15 1EY

Total Area: 73.2 m² ... 788 ft²

All measurements are approximate and for display purposes only



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espc

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OnTheMarket

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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
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