



277B Portobello High Street
Portobello, EH15 2BF



"277B Portobello High Street is a beautifully presented, bright and spacious, ground floor main door flat forming part of an exclusive modern development"

- HALLWAY
- LIVING ROOM/KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE FRONT GARDEN
- COMMUNAL ROOF TERRACE
- SECURE PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS



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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 five a side football pitches.

COUNCIL TAX

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



DESCRIPTION

277b Portobello High Street is a beautifully presented, bright and spacious, ground floor main door flat forming part of an exclusive modern development in the highly regarded district of Portobello. Offered in genuine walk in condition; the accommodation comprises: welcoming entrance hall with cupboard off; stylish open plan living/ dining room with fitted contemporary kitchen; double bedroom 1 with built-in mirrored wardrobes and modern en-suite shower room; double bedroom 2 with wardrobe and a contemporary bathroom with shower over bath which completes the accommodation on offer. Further benefits include: private enclosed garden area; gas central heating; double glazing; secured, private allocated parking space; communal roof terrace with sea views and seated area; unrestricted on street parking; excellent local amenities and good transport links.

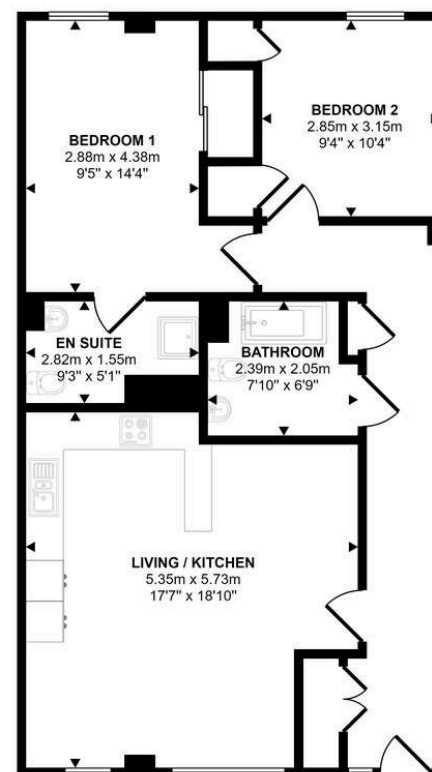
EPC RATING

The energy efficiency rating for this property is band B.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area
81 sq m / 868 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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