



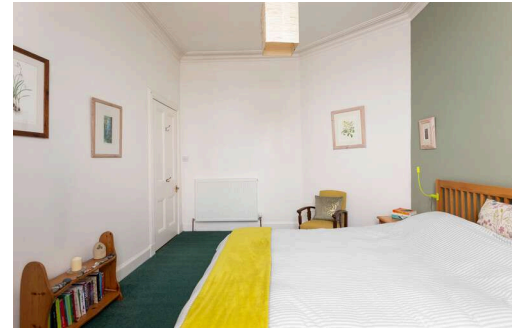
69/4 Promenade
Portobello, Edinburgh, EH15 2DX

A

"69/4 Promenade is a rarely available three bedroom second floor flat with uninterrupted sea views"

- WELL MAINTAINED STAIR
- ENTRANCE HALL
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3
- BATHROOM
- GAS CENTRAL HEATING
- COMMUNAL REAR GARDEN
- CLOSE TO BEACH
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- TOWERBANK CATCHMENT AREA
- OFF STREET PARKING





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 golf courses.

COUNCIL TAX

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

DESCRIPTION

69/4 Promenade is a rarely available three bedroom second floor flat, forming part of a traditional tenement building with stunning uninterrupted views of Portobello beach.

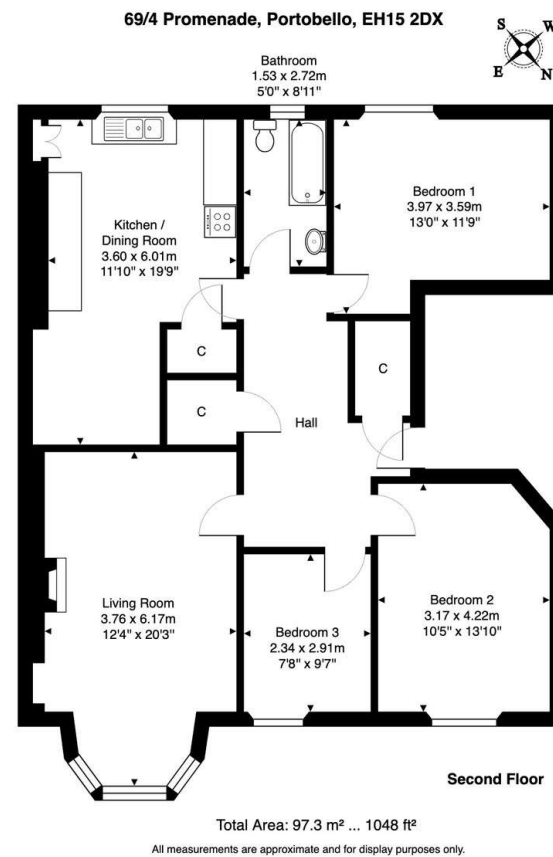
Entered via a well maintained stair, the accommodation comprises; welcoming entrance hall with two cupboards off; bright and generously sized living room with impressive bay window offering beautiful sea views, ornate cornicing and feature fireplace; spacious dining kitchen situated to the rear with cupboard off; double bedroom 1; double bedroom 2 with sea views; single bedroom 3 with raised platform bed and sea views; bathroom with mains operated shower over bath.

Further benefits include: period features; gas central heating; communal rear garden laid to lawn; Towerbank Primary School catchment area; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band C

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.



266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



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.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565