

19 Flat | Bridge Street
Portobello, Edinburgh, EH15 1DB



"19/1 Bridge Street is a rarely available, elevated ground floor flat with a private terrace directly overlooking Portobello Beach"

- WELL MAINTAINED STAIRWELL
- ENTRANCE HALLWAY
- LIVING ROOM/ KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (SINGLE)
- ENSUITE SHOWER ROOM
- BATHROOM
- GOOD STORAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SECURE UNDERGROUND CAR PARK
- ALLOCATED PARKING SPACE
- STUNNING SEA VIEWS
- DIRECT ACCESS TO PROMENADE





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

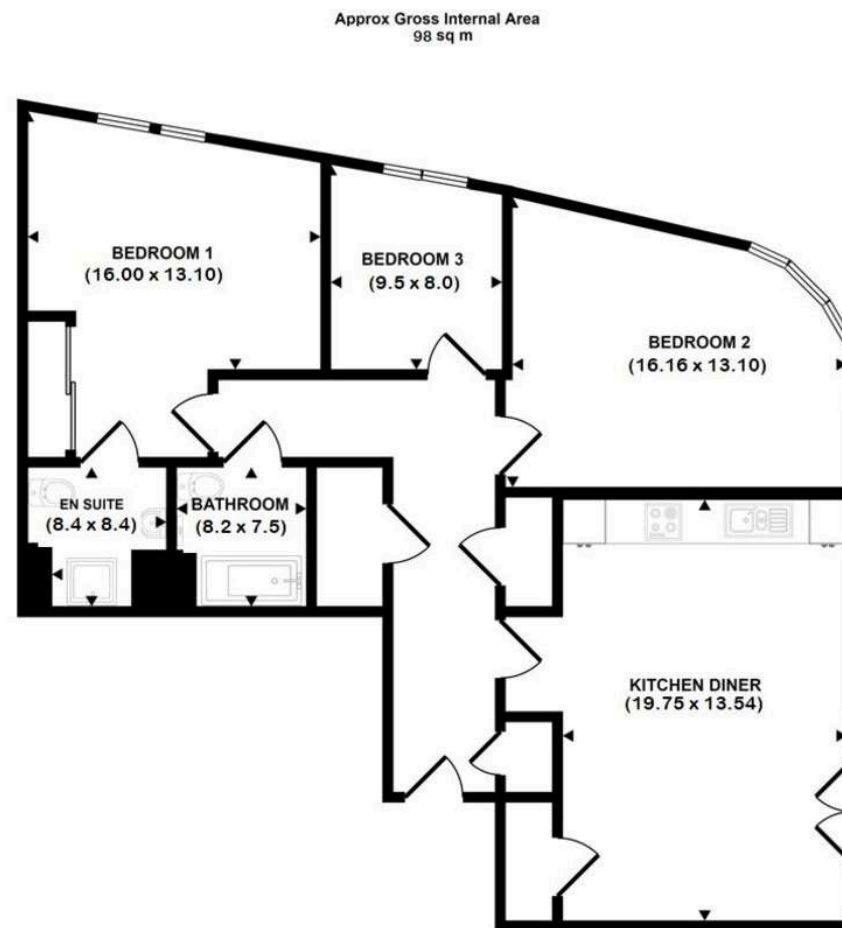
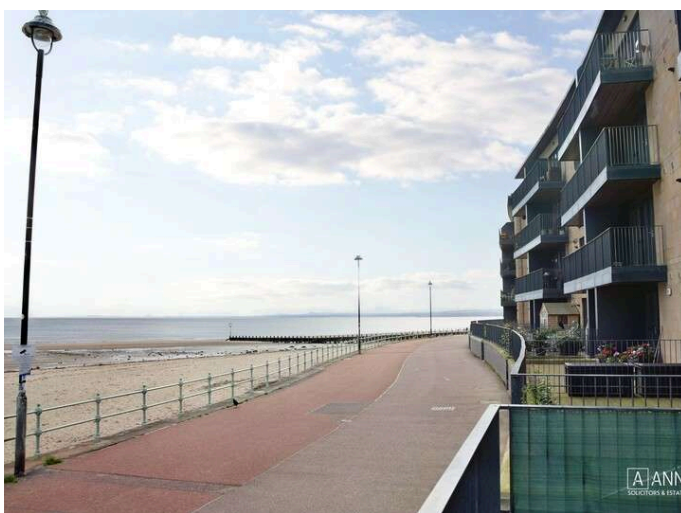
19/1 Bridge Street is a rarely available, three-bedroom elevated ground floor flat with a private sizable terrace directly overlooking Portobello Beach. The property has direct access to Portobello Promenade from communal stair and offers family-sized accommodation in move-in condition.

Entered through a well-maintained and factored shared stairwell, via secure door entry system, the delightful accommodation comprises: welcoming entrance hall with three cupboards off; open plan living room / modern fitted kitchen with space for dining table and chairs, beautiful open sea views through patio doors and deep cupboard off; private terrace off living room with beautiful sea views; bright and exceptionally spacious double bedroom 1 with sea views; double bedroom 2 with built-in mirrored wardrobes and ensuite shower room off; good sized single bedroom 3 and family bathroom with mains operated shower over bath. Further benefits include: gas central heating; double glazing; secure underground car park with allocated parking space and lift access into building; catchment for Towerbank primary school; excellent local amenities and great 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.
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Floorplan

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