

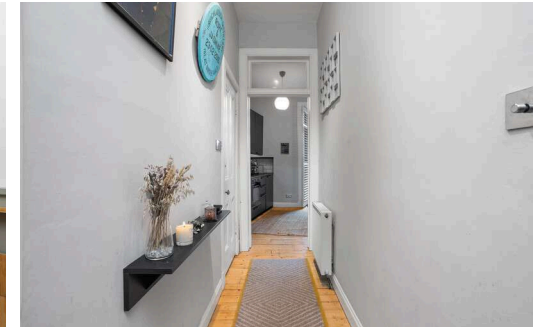
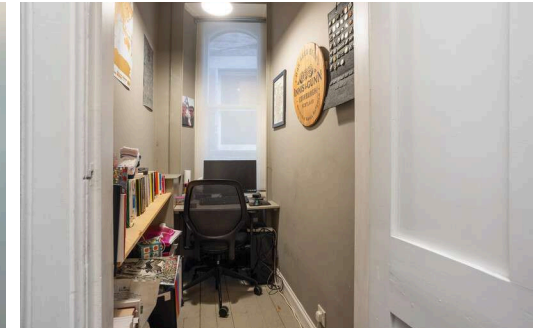
60/1 Bath Street
Edinburgh, EH15 1HF

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"60/1 Bath Street is a rarely available ground floor flat situated a short walk from Portobello Beach and Promenade"

- WELL MAINTAINED STAIR
- ENTRANCE HALLWAY
- LIVING ROOM / KITCHEN
- SITTING ROOM / BEDROOM 2
- BEDROOM 1 (DOUBLE)
- BOX ROOM / STUDY
- BATHROOM
- GAS CENTRAL HEATING
- COMMUNAL REAR GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- CLOSE TO BEACH





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 B, however, please check with the local authority.

DESCRIPTION

60/1 Bath Street is a rarely available ground floor flat, ideally positioned to take advantage of Portobello's excellent amenities including Portobello Promenade, Beach and High Street which are within a few minutes' walk.

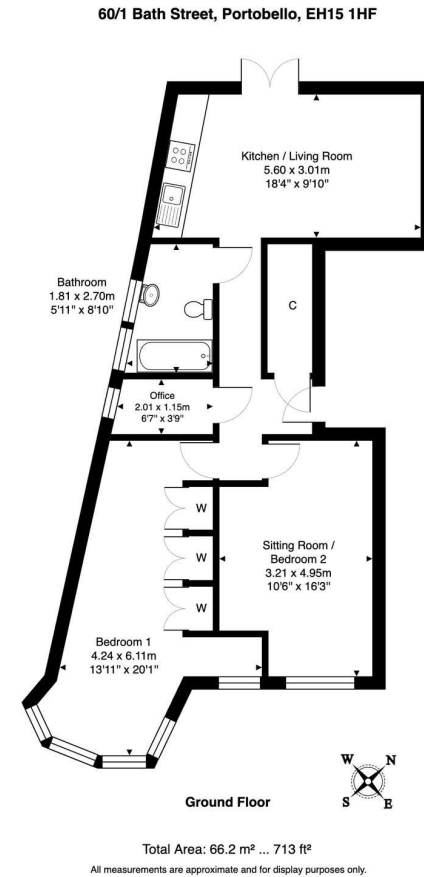
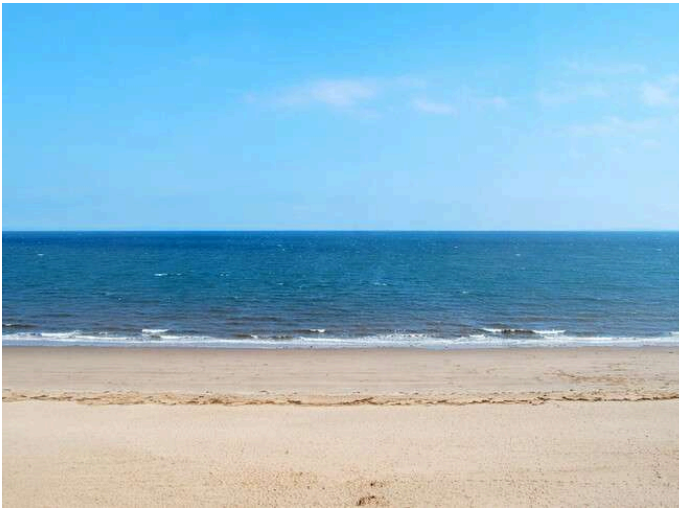
The accommodation, which forms part of a traditional tenement building, comprises: well maintained shared stair with secure door entry system; welcoming entrance hall with deep walk-in cupboard off; modern kitchen with integrated gas hob and electric oven / living room with access to communal garden; bright and spacious double bedroom 1 with bay window and built-in wardrobes; well-proportioned sitting room / double bedroom 2; study/box room and bathroom with mains operated shower over bath.

Further benefits include: gas central heating; double glazing; communal rear garden laid to lawn; short walk to beach; unrestricted street parking and great transport links.

EPC RATING

The energy efficiency rating for this property is band D

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.



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