



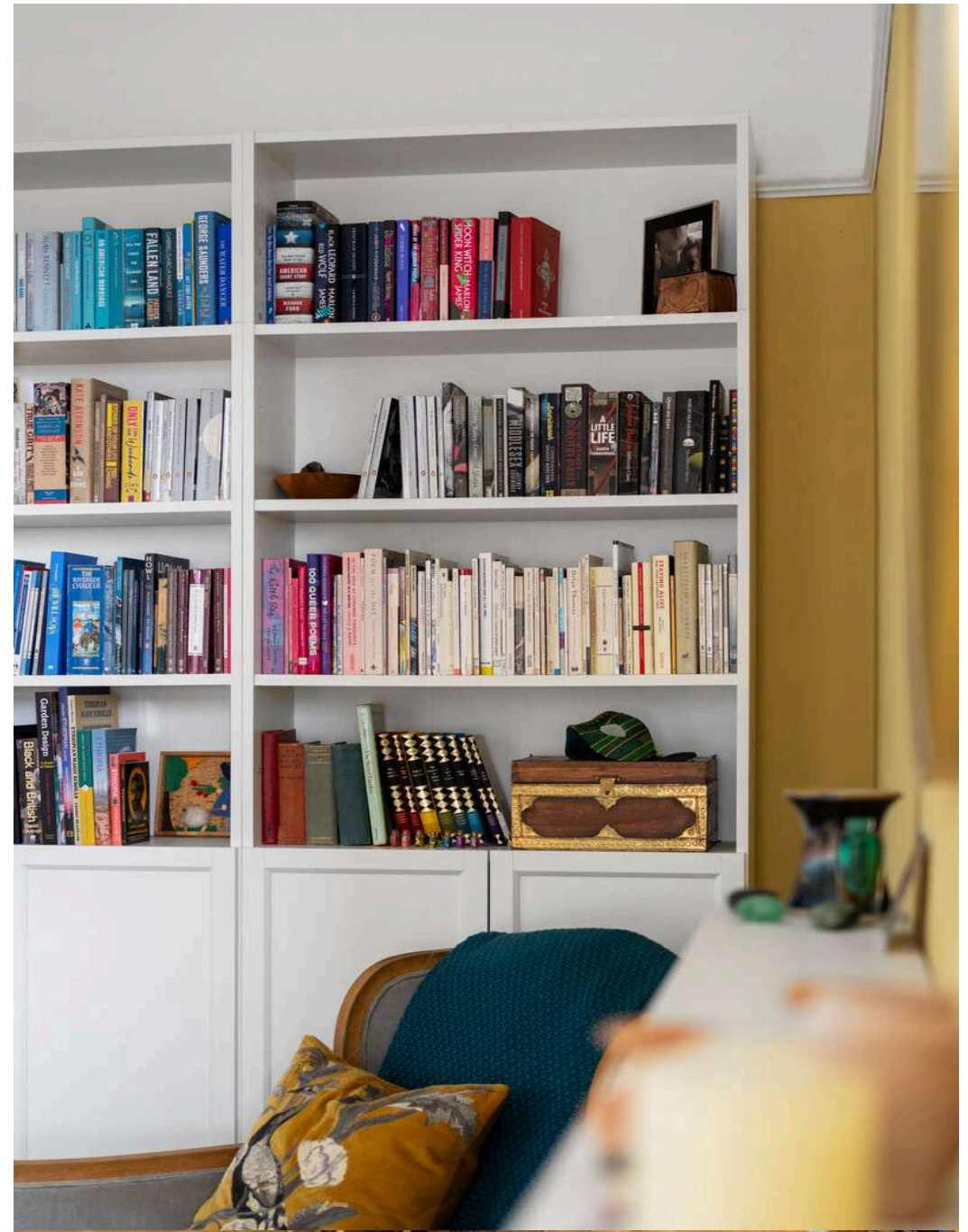
**246/6 Portobello High Street, Portobello,  
Edinburgh, EH15 2AT**

**A**

# "246/6 Portobello High Street is an immaculately presented and exceptionally spacious 4 bedroom double upper, top floor flat"

- SECURE DOOR ENTRY
- COMMUNAL STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING
- UTILITY ROOM
- BATHROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- SHOWER ROOM
- ROOF TOP TERRACE
- GAS CENTRAL HEATING
- DOUBLE & TRIPLE GLAZING
- LARGE COMMUNAL REAR GARDEN









## LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre at the seaside. The High Street has a variety of shops including small supermarkets, local booksellers, independent greengrocers, bars and eateries and a wide selection of shopping is available 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.

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

The energy efficiency rating for this property is band D



## DESCRIPTION

246/6 Portobello High Street is an immaculately presented and exceptionally spacious 4 bedroom double upper, top floor flat. This outstanding residence, beautifully designed with significant high-end upgrades throughout by the current owners boasts an expansive and light-filled interior that seamlessly blends contemporary with an abundance of original features. Forming part of a traditional tenement building, this property is situated within close walking distance of Portobello Beach & Promenade and is ideally positioned to take advantage of the excellent local amenities Portobello has to offer.

Entered through a well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with storage cupboard off; living room with feature fireplace and feature corning; modern, well-equipped kitchen with base and full height units, space for a large dining table and ornate corning; utility room; bedroom 2 with cupboard; bedroom 3 with feature fireplace; bedroom 4 has a skylight providing natural light; contemporary three piece bathroom with shower over the bath; stair to upper landing allowing access to an enclosed roof top terrace which has stunning sea views; bedrooms 1 with cupboard spaces and a walk in wardrobe with shower room completes the property on offer.

Further benefits of this property include gas central heating; double glazed sash & case windows; engineered oak flooring; shared rear garden laid to lawn and unrestricted street parking.





246/6 Portobello High Street, Portobello., Portobello, Edinburgh, EH15 2AT







246/6 Portobello High Street, Portobello,, Portobello, Edinburgh, EH15 2AT

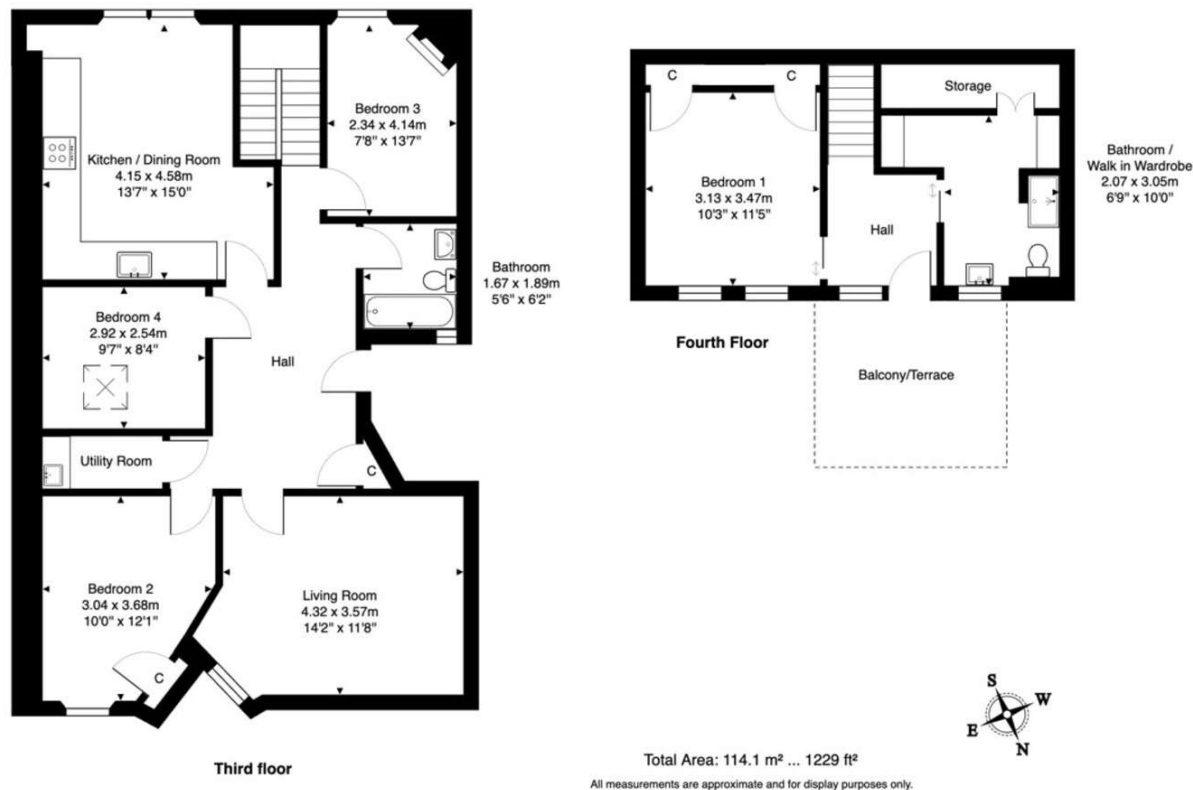




246/6 Portobello High Street, Portobello,, Portobello, Edinburgh, EH15 2AT

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.

246/6 Portobello High Street, Portobello, EH15 2AT



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