



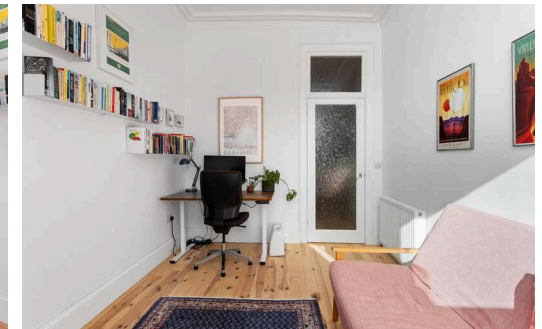
252/4 Portobello High Street
Edinburgh, EH15 2AT

A

"252/4 Portobello High Street is a beautifully presented, second floor flat offered in genuine move-in condition"

- WELL MAINTAINED STAIR
- WELCOMING ENTRANCE HALL
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- WC
- SEA VIEW
- ORIGINAL FEATURES
- COMMUNAL REAR GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- SHORT WALK TO BEACH
- GREAT TRANSPORT LINKS





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.

COUNCIL TAX

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

DESCRIPTION

252/4 Portobello High Street is a beautifully presented, two bedroom second floor flat offered in genuine move-in condition. The property forms part of a traditional tenement building, situated in the highly sought-after Portobello district.

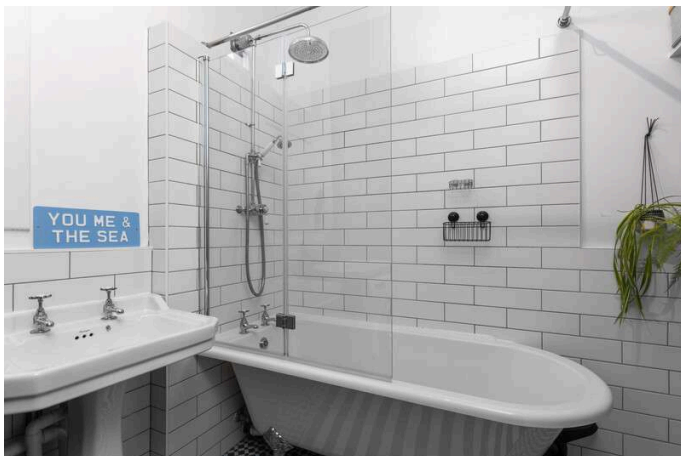
Entered through a well maintained communal stair via secure door entry system, the accommodation comprises: welcoming entrance hall with two cupboards off and Victorian style clothes pulley; bright and spacious living room with feature wood burning stove, ornate cornicing and large walk-in cupboard off; stylish rear facing dining kitchen with integrated electric oven and hob and window seat with stunning sea view; generously proportioned, rear facing double bedroom 1 with sea view; double bedroom 2; contemporary bathroom with mains operated shower over bath and separate WC.

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

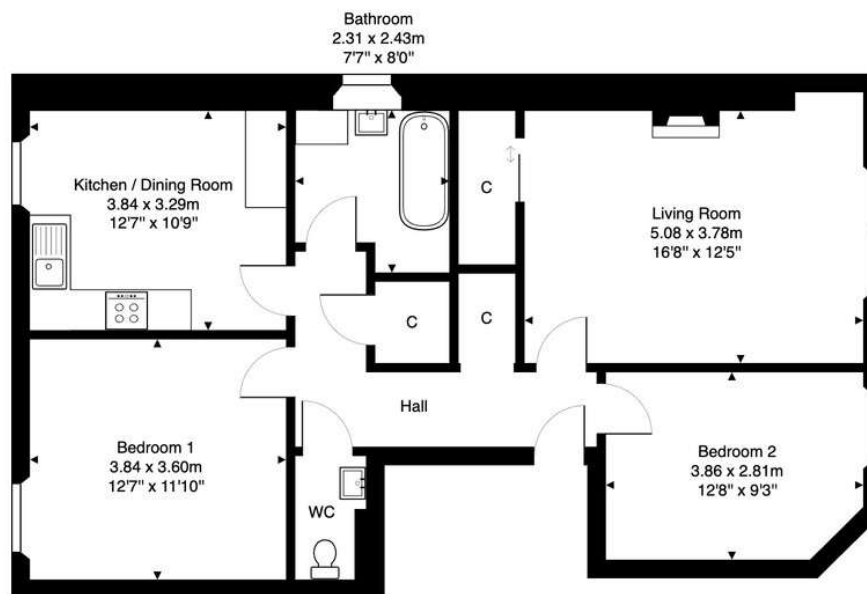
EPC RATING

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.



252/4 Portobello High Street, Portobello, EH15 2AT



Second Floor

Total Area: 79.7 m² ... 858 ft²

All measurements are approximate and for display purposes only.



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