

18/1 Fishwives Causeway
Edinburgh, EH15 1DH

A

"Fishwives Causeway is a beautifully presented two-bedroom ground-floor flat with outdoor space"

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- COMMUNAL GARDEN GROUND





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

Fishwives Causeway is a beautifully presented two-bedroom ground-floor flat with outdoor space, forming part of a modern, factored residential development by Barratt Homes. Situated in the vibrant and sought-after area of Portobello, the property offers easy access to the beach, local shops, cafes, and excellent transport links to Edinburgh city centre. The accommodation comprises: entrance hallway featuring two large storage cupboards, ideal for coats, shoes, and household items; bright and spacious open-plan living/dining room, which seamlessly connects to a stylish kitchen, which is equipped with high-quality integrated appliances, including a fridge-freezer, oven, hob, and dishwasher, along with ample countertop and cupboard space. This versatile open-plan layout is perfect for modern living, offering plenty of room for both relaxation and entertaining; generously proportioned double bedroom 1, with French doors that open onto a charming, well-maintained private patio area, as well as large built-in mirrored wardrobes offering excellent storage and an ensuite shower room; good sized double bedroom 2 and a fully tiled family bathroom featuring a mains-operated shower over the bath with modern vanity unit which completes the accommodation on offer. Additional features include gas central heating and double glazing throughout as well as access to well-maintained communal garden grounds. Residents also benefit from an allocated parking space in the private car park, as well as additional visitor parking.

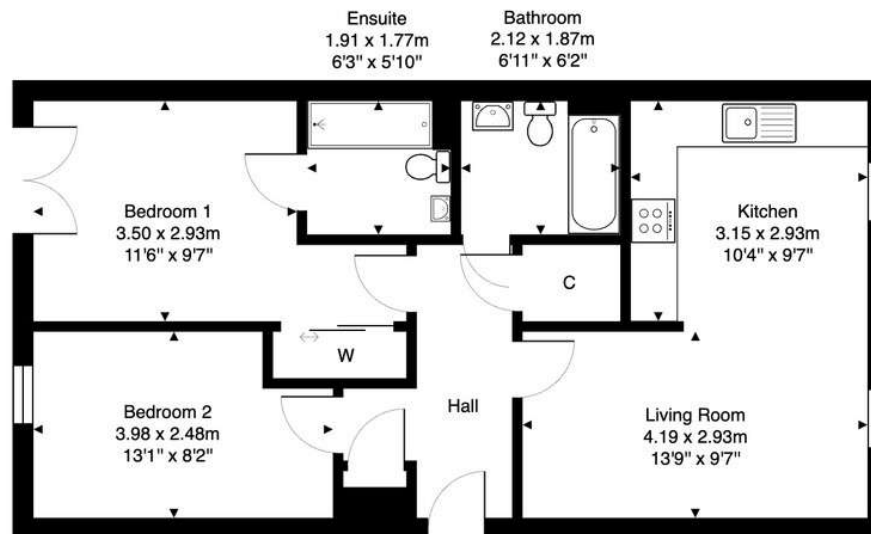
The energy efficiency rating for this property is band C.

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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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Total Area: 61.6 m² ... 663 ft²

All measurements are approximate and for display purposes only.



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