

**5, 2F2 Straiton Place**  
Edinburgh, EH15 2BA

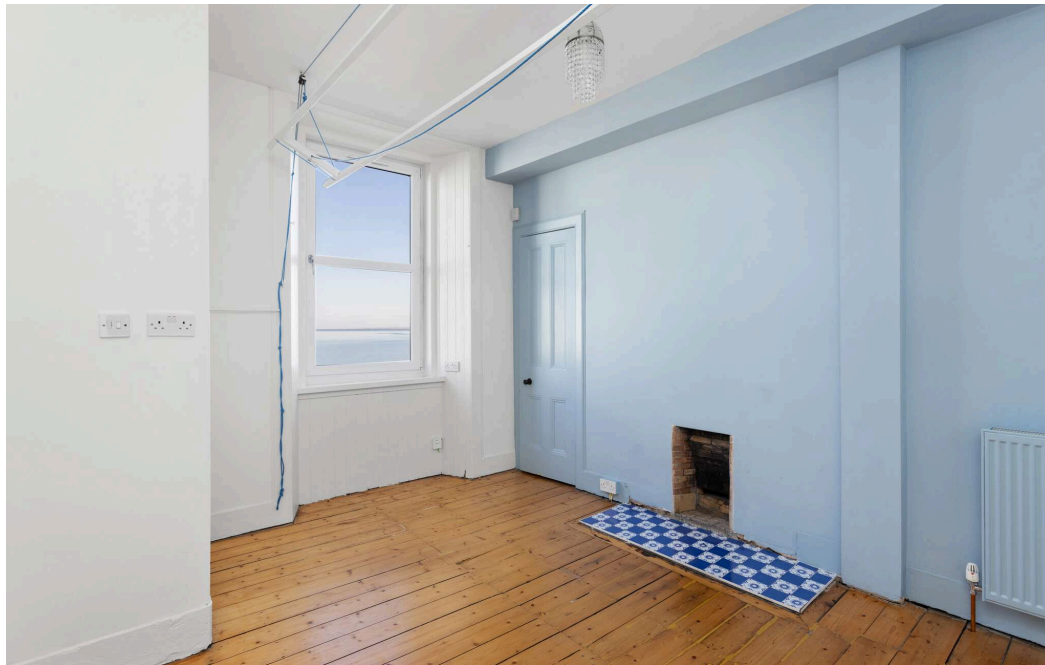
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# *"5, 2F2 Straiton Place is set on a quiet street in the heart of Portobello and close by to excellent amenities"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- CLOSE TO PORTOBELLO BEACH





## LOCATION

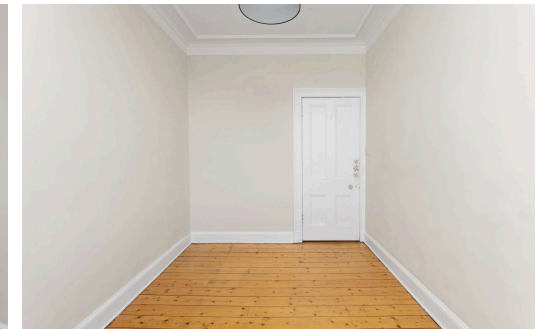
Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach is an Asda Superstore and a wide selection of shopping at Fort Kinnaid 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.

## COUNCIL TAX

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



## DESCRIPTION

5, 2F2 Straiton Place is set on a quiet street in the heart of Portobello and close by to excellent amenities, quick transport links and vast open green spaces. This spacious second floor flat boasts panoramic sea views and would make an ideal buy in a highly sought-after area.

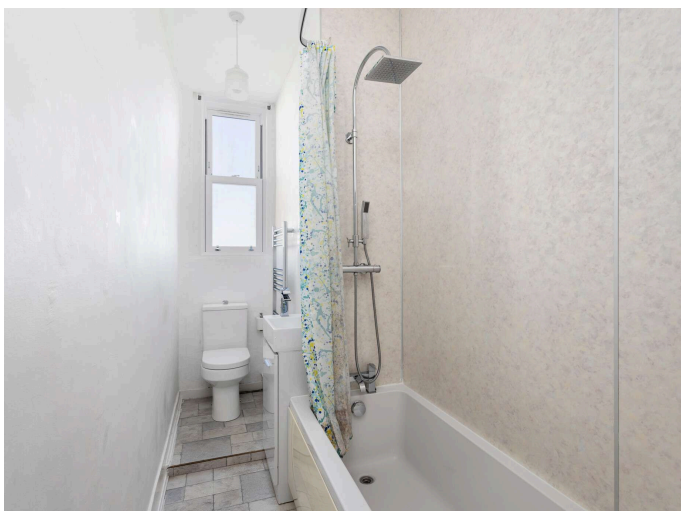
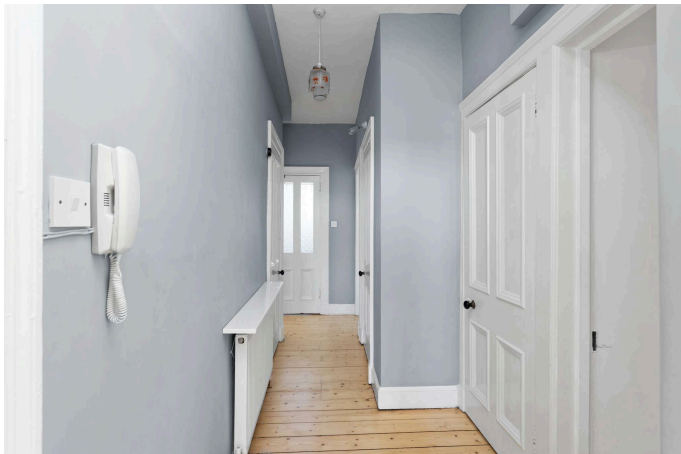
The accommodation comprises: well maintained stairwell; hallway with plenty cupboard spaces; a bright and spacious bay windowed living room with detailed cornicing and generous space for dining; a contemporary kitchen with attractive wall to floor units; double bedroom one with large cupboard which has plumbing for a toilet; double bedroom two; double bedroom three and the flat is completed by an attractive bathroom with shower over bath.

Further benefits include solid wood flooring throughout, gas central heating, mix of sash and case and double glazed windows and a communal rear garden

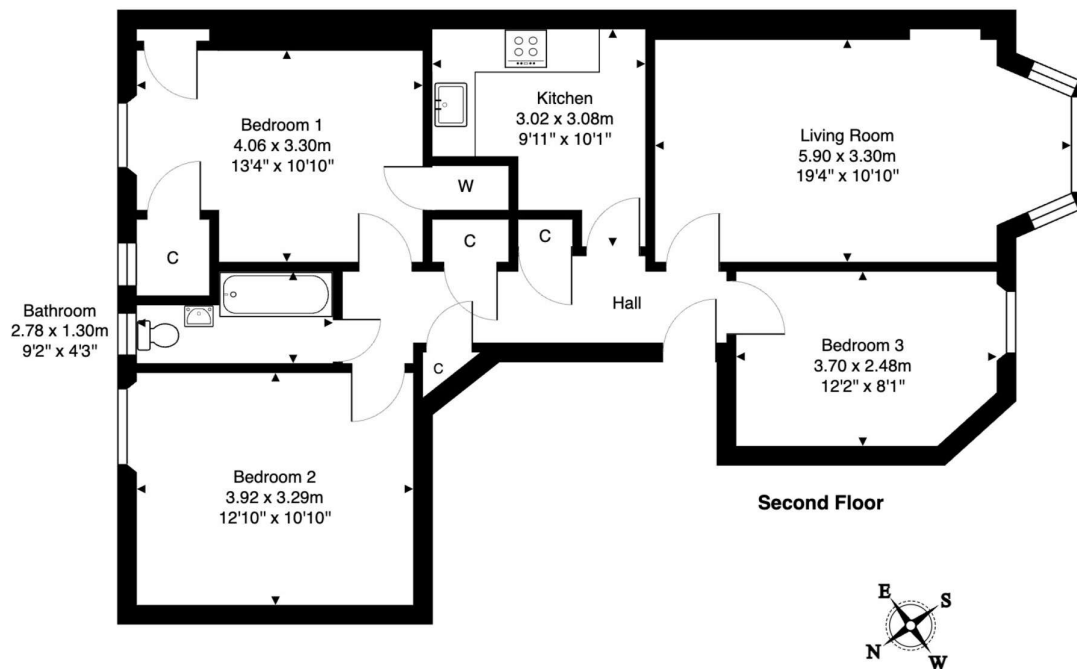
## EPC RATING

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.



5 (2F2) Straiton Place, Portobello, EH15 2BA



Total Area: 76.5 m<sup>2</sup> ... 823 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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