

205/I Portobello High Street
Edinburgh, EH15 1EU

A

"205/1 Portobello High Street is a generously proportioned 2-bedroom first-floor flat"

- ENTRANCE VESTIBULE AND STAIRS
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- STUDY/DRESSING ROOM
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





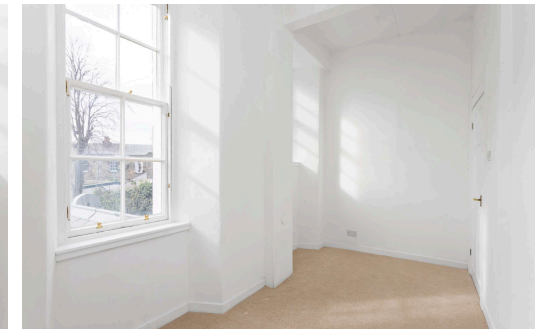
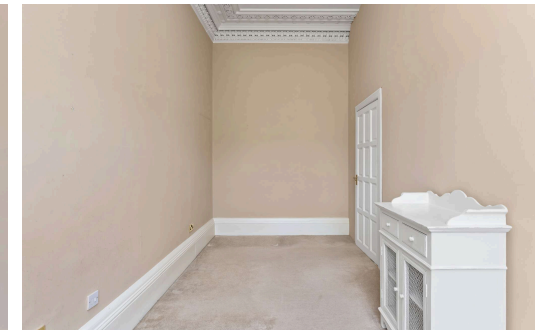
LOCATION

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.

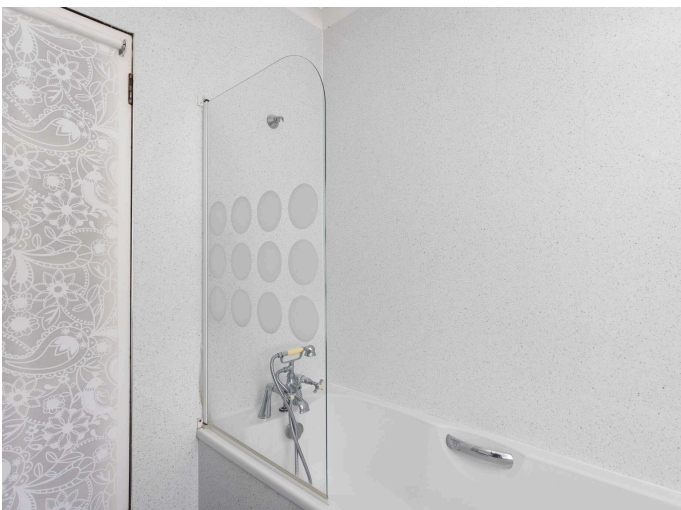
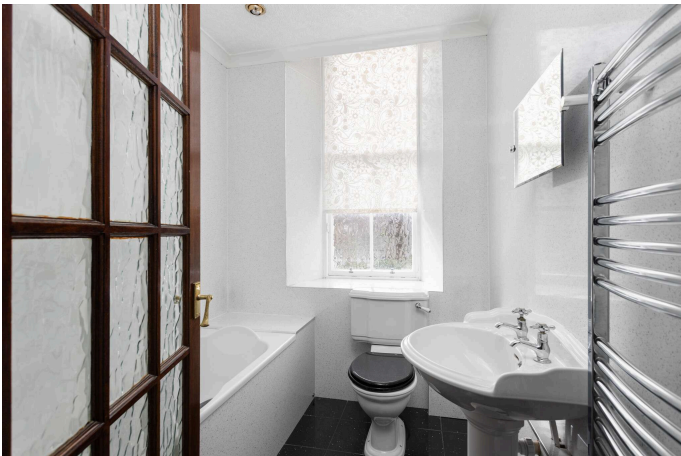


DESCRIPTION

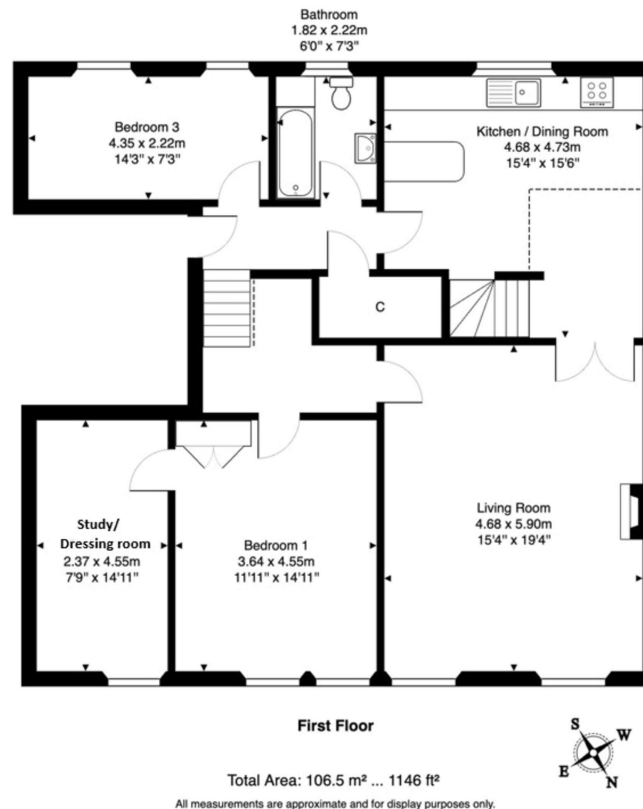
205/1 Portobello High Street is a generously proportioned 2-bedroom first-floor flat, ideally situated in the vibrant heart of Portobello. A wide range of amenities, including the Promenade, beach, and swimming pool, are just a stone's throw away. The accommodation comprises: shared entrance with encaustic tiling; welcoming hallway; bright and spacious living room, featuring a decorative fireplace, high ceilings with ornate cornicing, and double windows that flood the room with natural light; well-appointed kitchen, complete with base and wall units, a built-in electric hob, oven, and hood, and a mezzanine dining area that comfortably seats six; double bedroom 1, which boasts intricate cornicing, and leads into a versatile room that can easily be transformed into an en-suite, dressing room, or as a second bedroom/study; double bedroom 2, located at the rear of the property for added peace and quiet and a family bathroom, featuring a well-designed three-piece suite which completes the accommodation on offer. Additional features of the flat include communal rear garden, electric heating, partial double glazing, on-street parking, easy access to local amenities, and excellent transport links, making it a truly desirable property in an ideal location.

The energy efficiency rating for this property is band F

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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