



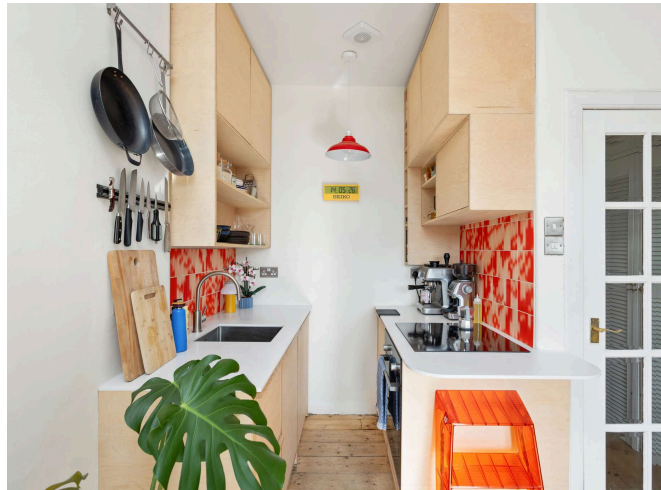
**68/4 Portobello High Street**  
**Edinburgh, EH15 1AN**

**A**



# *"68/4 Portobello High Street is a bright and spacious flat, ideal for a first time buyer or investor"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- HALLWAY
- LIVING ROOM/KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- DOUBLE GLAZING
- ELECTRIC HEATING
- ON STREET PARKING
- CLOSE TO BEACH
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





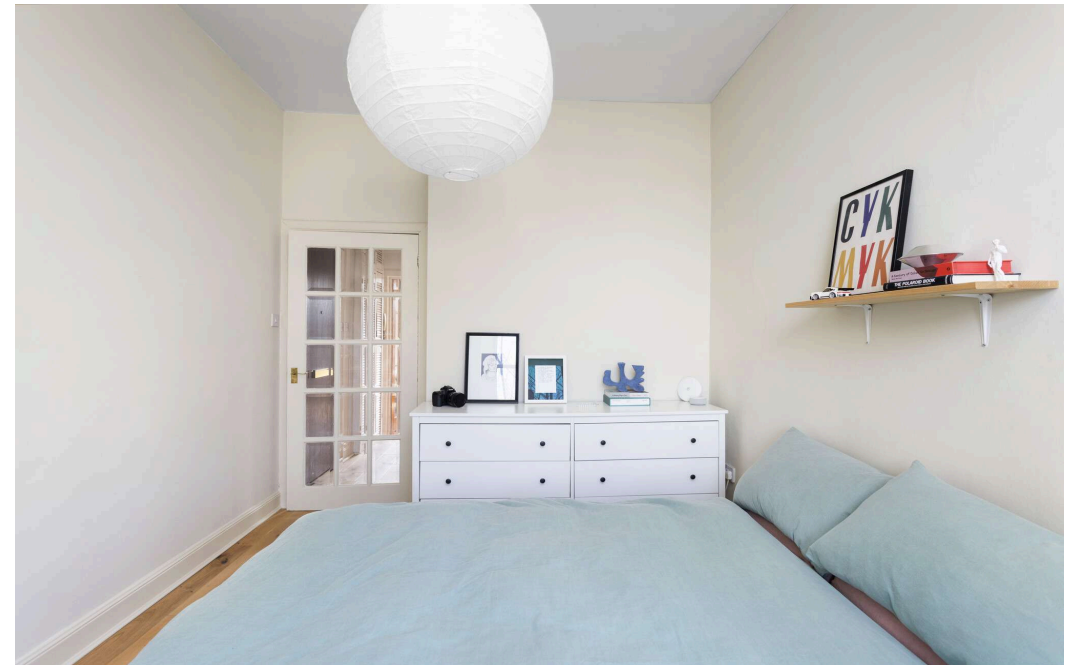
### LOCATION

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 B, however, please check with the local authority.



### DESCRIPTION

68/4 Portobello High Street is a bright and spacious flat, ideal for a first time buyer or investor. Entered through a stairwell, the first floor accommodation comprises: entrance hall with cupboard off; living room/kitchen with twin windows, outlook to the front and views of Arthur's Seat, ornate cornicing, recessed shelved alcove and modern kitchen; double bedroom and shower room with large walk in electric shower.

Further benefits are double glazing, electric heating, enclosed well maintained rear garden which is mainly laid to lawn and has a drying area, unrestricted street parking, great local amenities directly on the High Street itself and a short walk to Portobello promenade and beach.

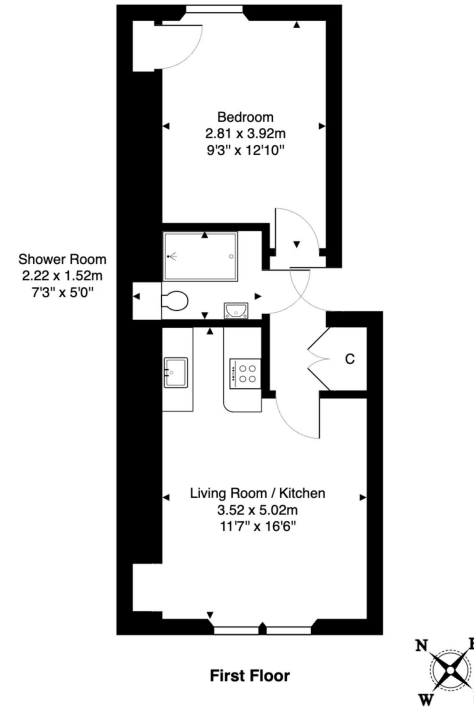
### EPC RATING

The energy efficiency rating for this property is band E

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.



68/4 Portobello High Street, Portobello, EH15 1AN



Total Area: 37.8 m<sup>2</sup> ... 407 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk

espc

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**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.

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