

2 Adelphi Grove
EDINBURGH, EH15 1AP

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"Adelphi Grove is a charming two bedroom ground floor flat situated in the highly popular Portobello district"

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- COMMUNAL REAR GARDEN
- EXTERNAL STORE CUPBOARD
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SHORT WALK TO 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 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 C, however, please check with the local authority.



DESCRIPTION

Adelphi Grove is a charming two bedroom ground floor flat, situated in the highly popular Portobello district located a short walk from Portobello High Street, Beach and Promenade.

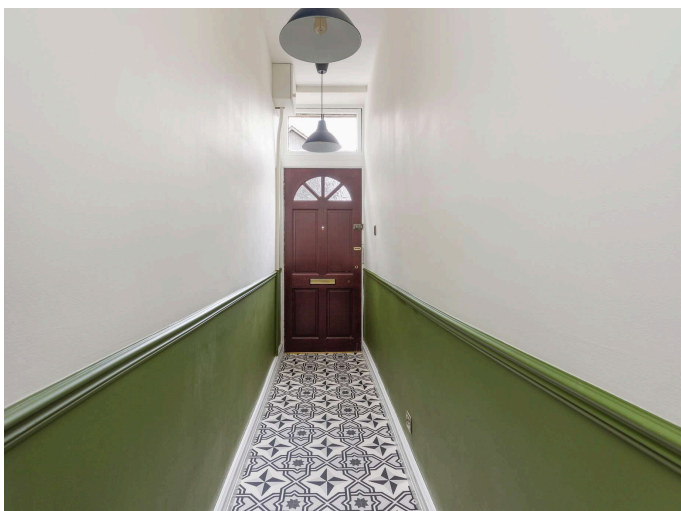
The accommodation, which has been tastefully decorated throughout and is offered in genuine move-in condition, comprises: welcoming entrance hallway with cupboard off; bright and well-proportioned living room; modern dining kitchen with deep pantry and cupboard off; spacious double bedroom 1 with cupboard off; double bedroom 2 which could be utilised as a home office and contemporary shower room with mains operated shower.

Further benefits include: gas central heating; double glazing; communal rear garden with two external storage cupboards; unrestricted on street parking; excellent local amenities and great transport links.

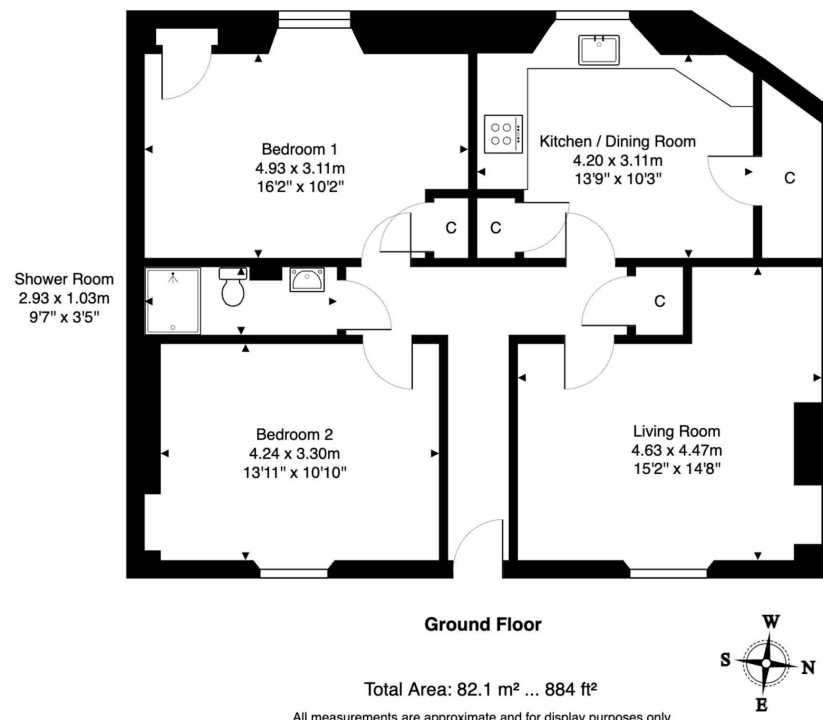
EPC RATING

The energy efficiency rating for this property is band D

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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