



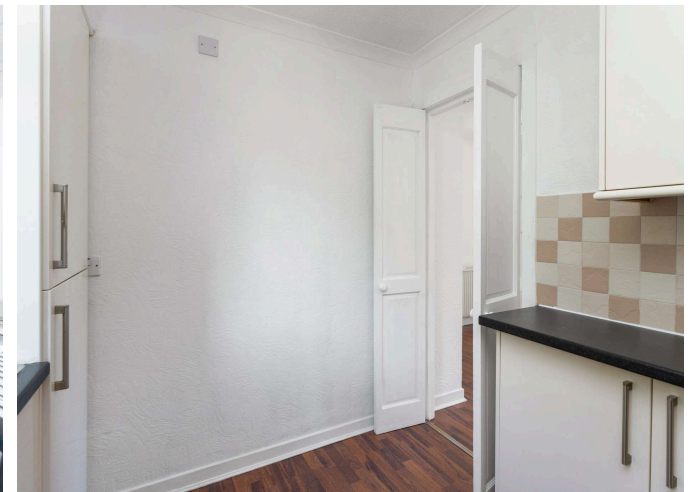
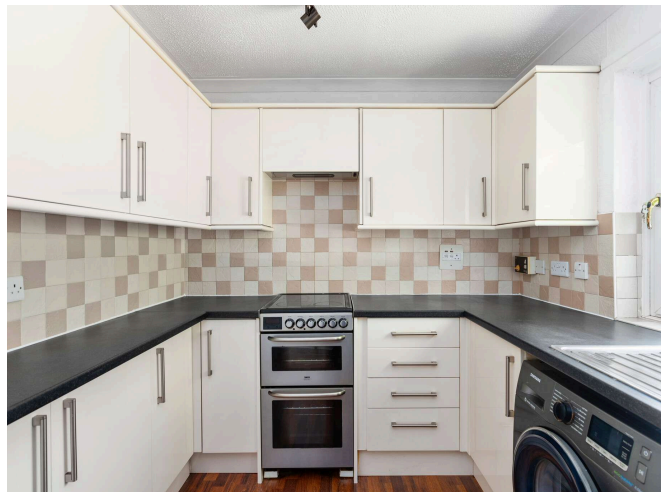
**13/1 Electra Place**  
Portobello, Edinburgh, EH15 1UF

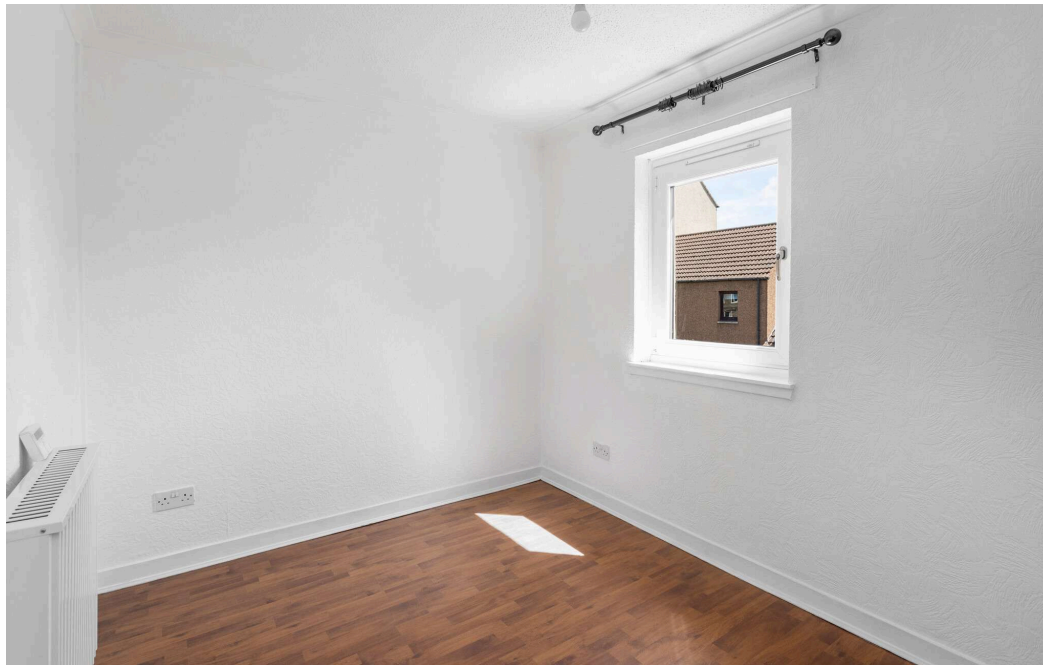




# *"13/1 Electra Place is a beautifully presented first floor flat tucked away on a quiet development"*

- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- SHARED COMMUNAL GROUNDS
- RESIDENTS 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 D, however, please check with the local authority.



### DESCRIPTION

13/1 Electra Place is a beautifully presented first floor flat tucked away on a quiet development, superbly situated close to the beach, High Street and transport links. This is an ideal home offering easily manageable accommodation benefiting from all modern comforts.

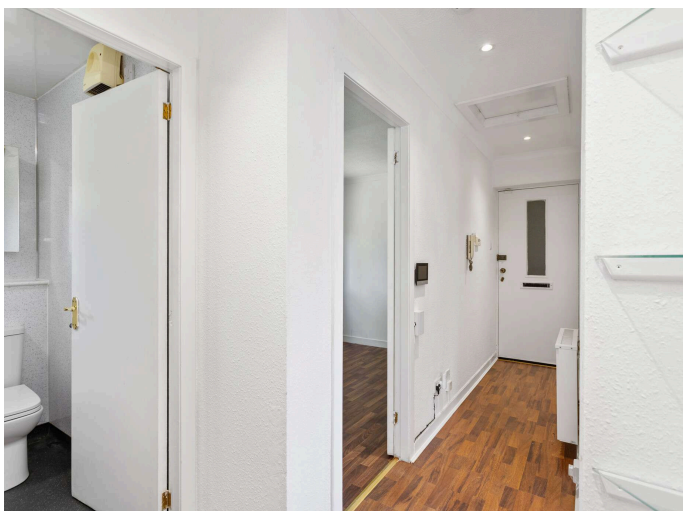
Accommodation comprises: hallway with cupboard; bright and spacious living room; modern kitchen fitted out with a range of modern floor and wall units; double bedroom one with build in mirrored wardrobes; double bedroom two and shower room completes the accommodation on offer.

Further benefits include electric heating, double glazing, well maintained factored development and residents parking.

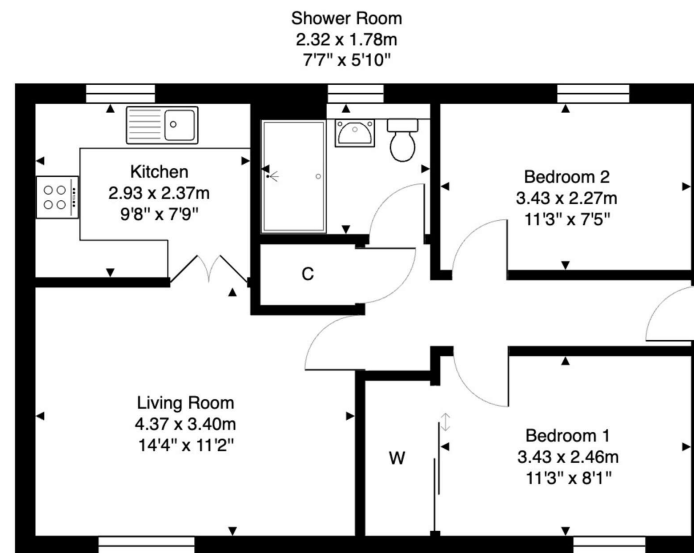
### EPC RATING

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.



### 13/1 Electra Place, Portobello, EH15 1UF



### First Floor

Total Area: 52.9 m<sup>2</sup> ... 570 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**A** ANNAN  
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