



30/8 Bath Street
Edinburgh, EH15 1HD

A

"Beautifully presented two-bedroom top floor flat forming part of a traditional sandstone tenement"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- SKYLIGHT
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- VERY CLOSE TO BEACH
- GOOD LOCAL AMENITIES









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

Located just a short walk from Portobello Beach, this beautifully presented two-bedroom top floor flat forms part of a traditional sandstone tenement on Bath Street. Offered in true move-in condition, the property has been freshly redecorated throughout prior to marketing. The accommodation comprises: a welcoming hallway with original wooden flooring; a bright and spacious living/dining room bathed in morning light; a well-appointed kitchen enjoying easterly coastal views; generous double bedroom 1 with ornate cornicing; double bedroom 2 and a modern shower room with a mains-fed shower which completes the accommodation on offer. Additional features include gas central heating, double glazing, a well-maintained communal rear garden laid to lawn and unrestricted on-street parking. The property also benefits from excellent local amenities and superb transport links, making it an ideal home for first-time buyers, professionals, or those looking to enjoy coastal living close to the city.

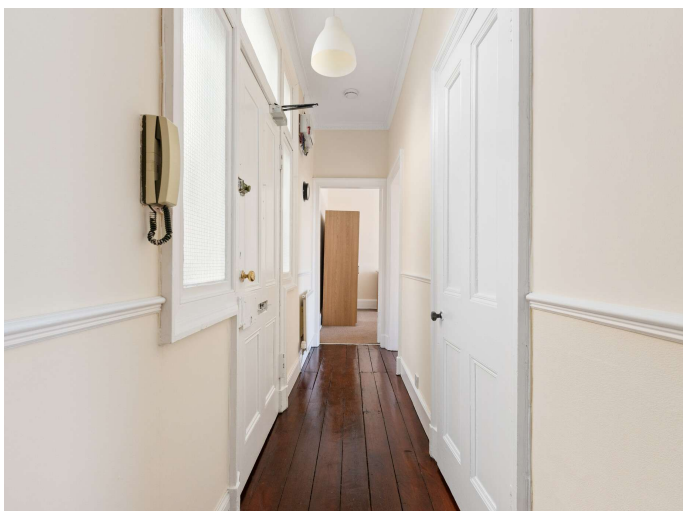
EPC RATING

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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Third Floor

Total Area: 50.6 m² ... 544 ft²

All measurements are approximate and for display purposes only.



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