



18 Pipe lane

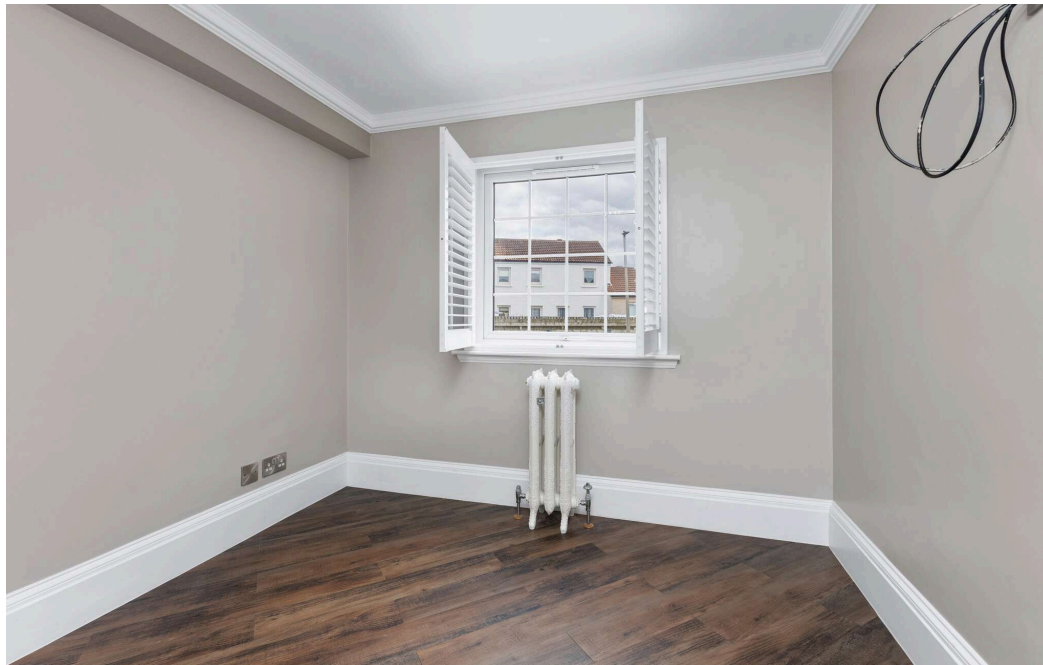
Portobello, Edinburgh EH15 1BR

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"18 Pipe Lane is a beautiful two bedroom main door ground floor flat, situated next to Portobello beach & promenade "

- ENTRANCE HALLWAY
- LIVING / DINING / KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SEA VIEWS
- CLOSE TO BEACH & PROMENADE
- COMMUNAL GARDEN
- PRIVATE ALLOCATED PARKING SPACE
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS



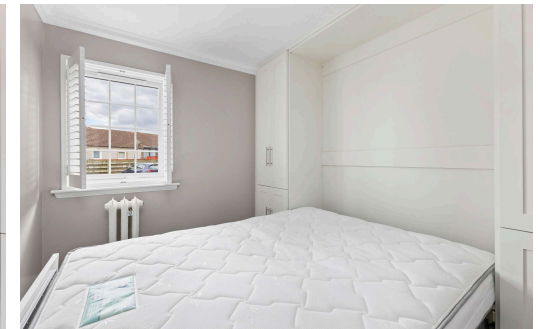
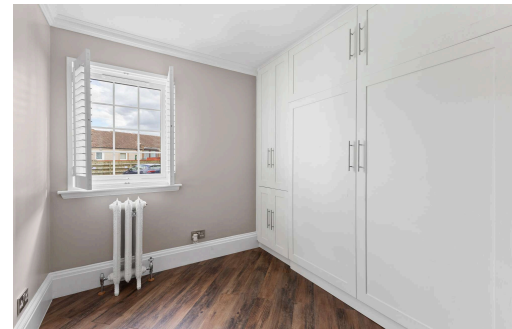
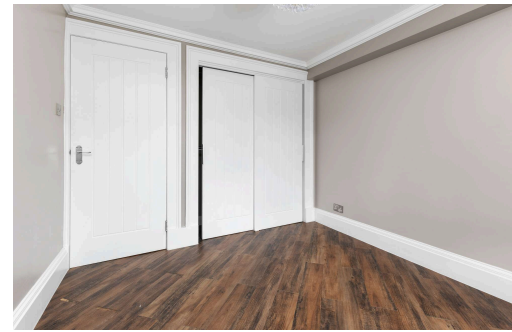


LOCATION

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 C, however, please check with the local authority.



DESCRIPTION

18 Pipe Lane is a spacious two bedroom, main door ground floor flat, which has been tastefully decorated throughout. Situated next to Portobello beach & promenade, the property is offered in move-in condition and would be an ideal first time buy or buy to let investment.

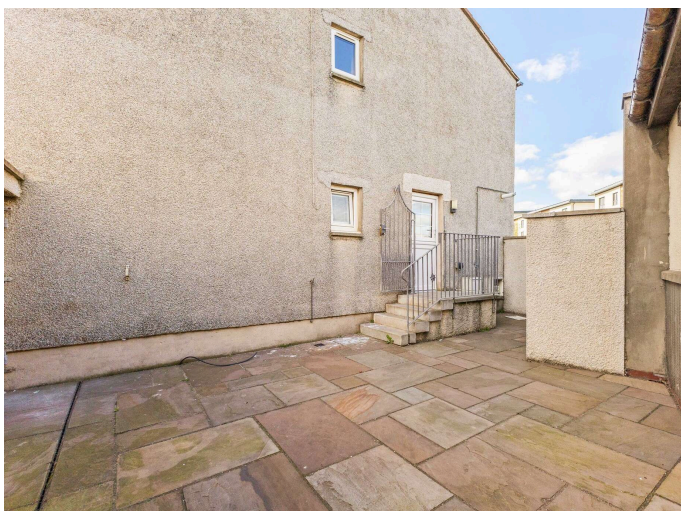
The immaculate accommodation comprises: welcoming entrance hall with two cupboards off; bright and generously proportioned open plan living / dining / modern kitchen with integrated appliances and access to communal garden; double bedroom 1 with built-in wardrobe; versatile double bedroom 2 which could be utilised as a study, with built-in, foldable vertical double bed and contemporary shower room with mains operated shower.

Further benefits include: gas central heating; double glazing; external store cupboard; attractive sea views; communal rear garden; private allocated parking space; excellent local amenities and great transport links.

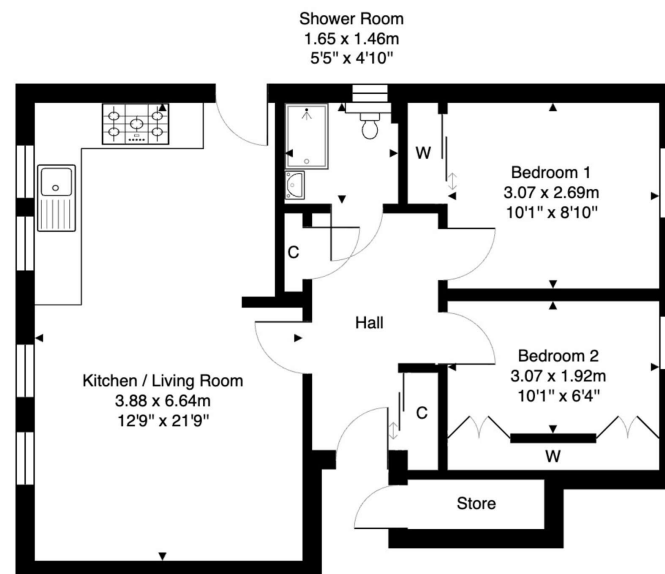
EPC RATING

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.



18 Pipe Lane, Portobello, EH15 1BR



Total Area: 54.0 m² ... 581 ft²

All measurements are approximate and for display purposes only.

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