



12/3 Kings Road
Edinburgh, EH15 1DZ

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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.

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.

DESCRIPTION

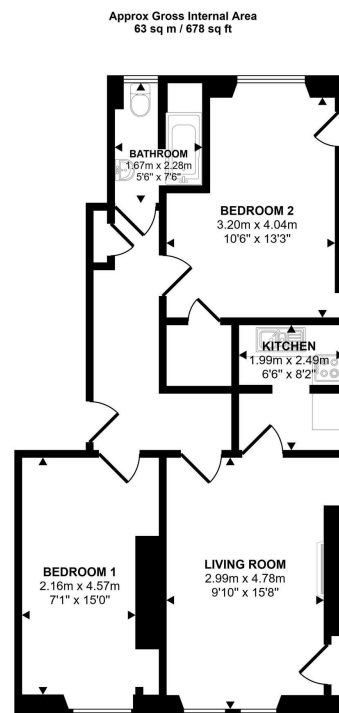
12/3 Kings Road is a beautifully presented, freshly decorated two-bedroom flat, offering bright, spacious accommodation in a sought location. Ideally situated by the fashionable Portobello waterfront, just east of Edinburgh city centre, this stylish property is perfect for modern coastal living. The accommodation comprises: a welcoming entrance hall, a generously sized living room, a contemporary kitchen fitted with ample wall and base units, two well-proportioned double bedrooms, and a fully tiled family bathroom.

Further benefits include gas central heating, double glazing, and access to unrestricted on-street parking. Located just moments from the promenade and beach, the property also enjoys excellent public transport links into the city centre.

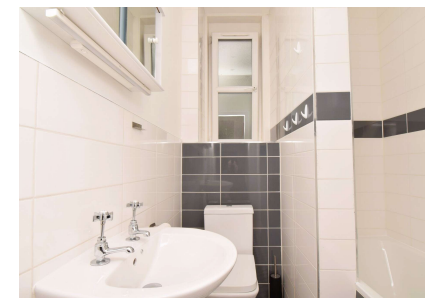
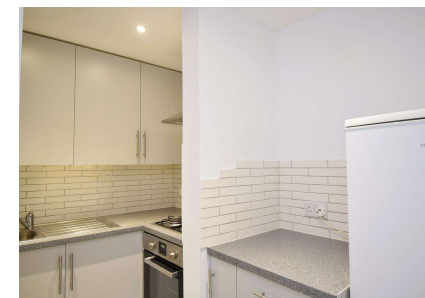
The energy efficiency rating for this property is band C

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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