



30, 1F1 Marlborough Street
Edinburgh, EH15 2BG

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"30 (1F1) Marlborough Street is a well presented two-bedroom upper flat forming part of a B Listed Georgian Villa"

- ENTRANCE VESTIBULE
- STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BOX ROOM
- BATHROOM
- GAS CENTRAL HEATING
- SASH AND CASE WINDOWS
- PRIVATE REAR GARDEN
- ON STREET PARKING
- CLOSE 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

30 (1F1) Marlborough Street is a well presented two-bedroom upper flat forming part of a B Listed Georgian Villa and is located in the heart of Portobello close to the promenade and beach.

The accommodation comprises: welcoming hallway filled with natural light from a large skylight; bright and spacious living room with ornate cornicing and feature fireplace; kitchen with a range of wall and floor mounted cabinets and integrated appliances; double bedroom one with cupboard; double bedroom two; versatile boxroom/home office and a three-piece family bathroom with electric overhead shower.

Further benefits include gas central heating, sash and case windows, enclosed private rear garden ground overlaid with grass and various plant life being bounded by stone walls, brick boundary walls and timber fencing.

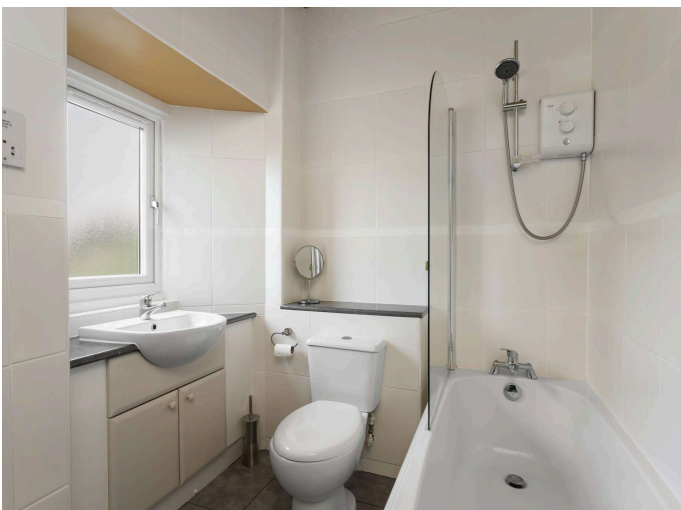
EPC RATING

The energy efficiency rating for this property is band D

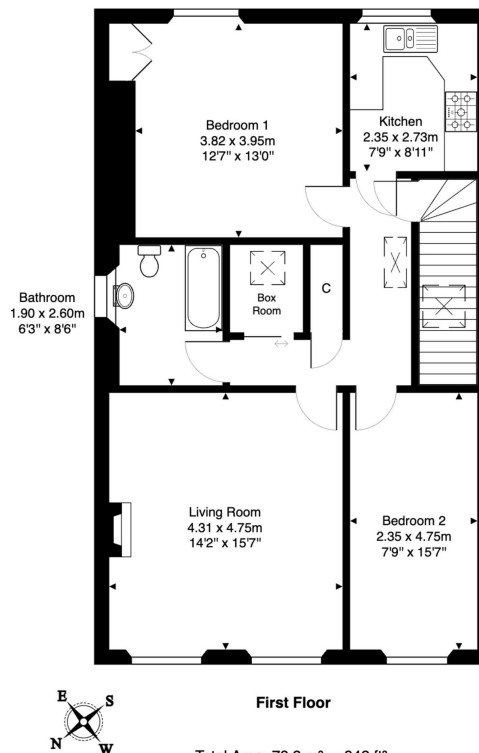




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