

123/4 Portobello High Street
Edinburgh, EH15 1AF

A

"Portobello High Street is a beautiful 2-bedroom top-floor flat, presented in excellent move-in condition, this property is perfect for first-time buyers, professionals, and investors alike"

- WELL MAINTAINED SHARED STAIR
- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- PRIVATE GARDEN 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 B, however, please check with the local authority.



DESCRIPTION

Portobello High Street is a beautiful 2-bedroom top-floor flat located on Portobello High Street, just 4 miles east of Edinburgh city centre. Neutrally decorated throughout and presented in excellent move-in condition, this property is perfect for first-time buyers, professionals, and investors alike. The accommodation comprises: a welcoming hallway with a secure entry system and a deep storage cupboard off; a bright and spacious living room with press cupboard; modern white high-gloss kitchen with ample floor and wall mounted storage cupboards; dual aspect double bedroom 1 with built-in wardrobe space; double bedroom 2 and a modern fully tiled shower room with mains fed quadrant shower, completing the accommodation on offer. Externally, there is a communal garden area as well as private garden space or allotment to the rear. Additional features include gas central heating and double glazing.

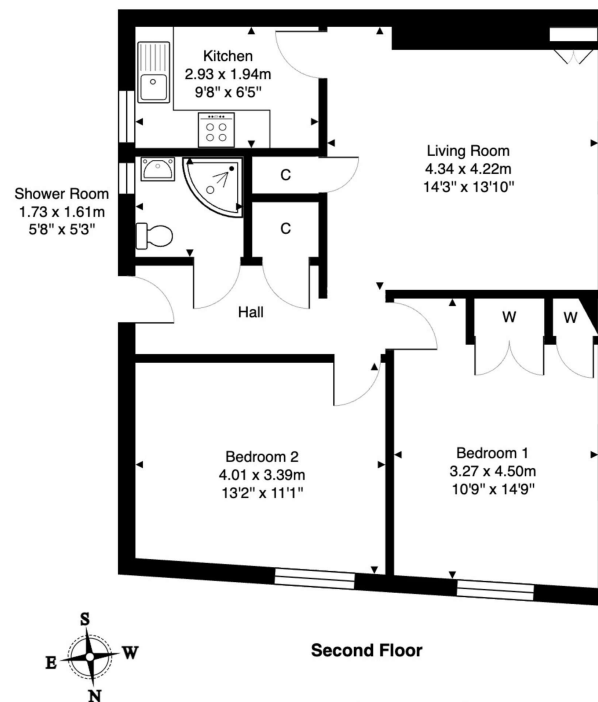
EPC RATING

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.



123/4 Portobello High Street, Portobello, EH15 1AF



Total Area: 65.0 m² ... 700 ft²

All measurements are approximate and for display purposes only.

A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

OnTheMarket

zoopla

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565