



13-4 BATH STREET

Portobello

Edinburgh

EH15 1EZ







Attractive first/top floor flat located in an elegant and tastefully converted Edwardian building in the Conservation area of Portobello which features a comprehensive range of amenities, and an eclectic variety of independent and specialist shops, bars and cafes along with Post Office services. The Local Authority schools in the area are highly regarded and Edinburgh's City Centre private schools are easily accessible by bus or car.

The beach and promenade are immediately adjacent and there are a variety of recreational facilities in the immediate neighbourhood including the nearby indoor swimming pool/fitness centre and the all weather football pitches. Fort Kinnaird Retail Park, where you can find an extensive range of shopping facilities, and various supermarkets are all within easy driving distance.

Regular buses run to and from the City Centre, approximately 4 miles to the West, and there is easy access to the City bypass providing a fast link to East Lothian, the A1 and to the major motorways to the North and West.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. Secure video entry system.

The flat benefits from an allocated parking space.

PROPERTY DETAILS

- Welcoming entrance Hall with video entryphone handset. Cupboard housing combi boiler.
- Bright and spacious Living Room / Dining Room with windows to rear with open outlook. Space for dining table and chairs. Open plan to;
- Stylish and modern fitted Kitchen with matching wall and base units. The Rangemaster range cooker is included in the sale. Extractor hood. Integrated washing machine/dryer, dishwasher and fridge/freezer. Ample granite worktops including a breakfast bar, integrated sink and tiled splashback.
- Master Bedroom with window to rear with open outlook. Extensive bespoke built-in mirrored wardrobes provide hanging space and shelving. Stylish en-suite Shower Room with white two-piece suite comprising wash hand basin with vanity unit below and WC. Shower compartment with mixer shower. Mirror. Window to rear.
- Second Double Bedroom with window to front. Extensive built-in mirrored wardrobes with additional high level storage cupboards.
- Third Double Bedroom with window to front. Built in wardrobe and additional high level storage cupboards.
- Stylish family Bathroom with white three-piece suite comprising bath with electric shower above and shower screen, inset wash hand basin and WC. Mirror. Under floor heating.



Viewing by appointment on 0131 524 3800







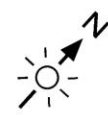


EXTERNAL

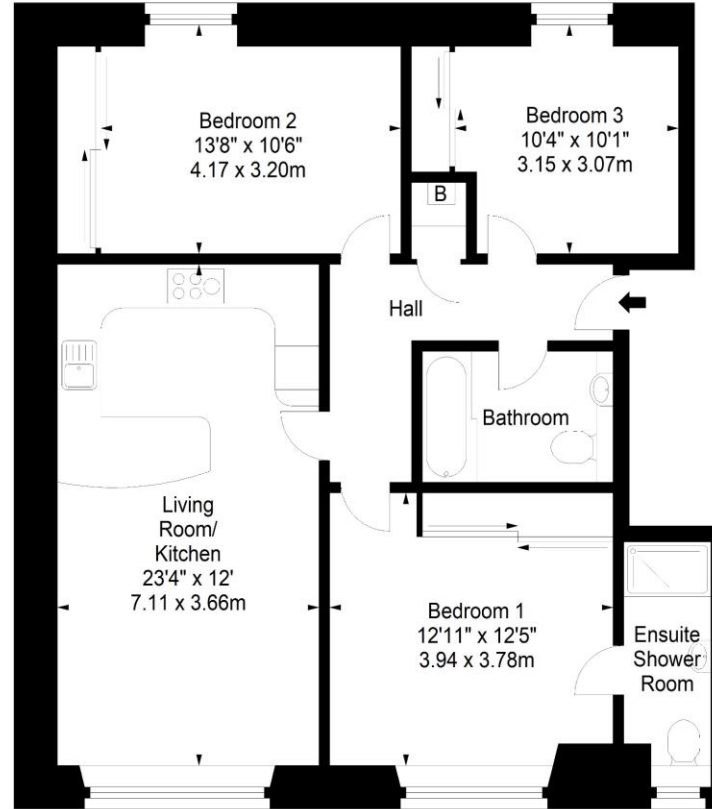
There is a private parking space to the rear of the property, accessed via Bath Street Lane.

- Energy Efficiency Rating - D
- Council Tax Band - E

Bath Street,
Edinburgh,
Midlothian, EH15 1EZ



Approx. Gross Internal Area
923 Sq Ft - 85.75 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor

Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connelliws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

