



16/6 Kings Road Portobello Edinburgh EH15 1DZ







Immaculately presented second floor flat set in a traditional tenement building in a popular residential area. The property is conveniently located in the Portobello area, east of Edinburgh City Centre. Excellent shopping and banking facilities are available on hand for everyday requirements including ALDI and Scot-mid supermarkets and a small Sainsbury's close-by. In addition, Asda Hypermarket which offers 24-hour shopping, Morrisons superstores, Fort Kinnaird Retail Park and Meadowbank Retail Park are all within a short driving distance.

Regular bus services operate to and from the City Centre and to most surrounding areas. The City By-pass is within easy reach and this ensures easy access to the main motorway networks. Various leisure facilities are available close-by including Golf Courses, Power Soccer 5 a-side Football Centre, Portobello Library and Portobello Swimming and Fitness Centre. Meadowbank and Musselburgh Sports Centre's are also within the vicinity. Rosefield Park is located nearby and there two further parks within a short walking distance and the flat is located next to the beach and promenade.

Access to the property is via a well-maintained common passage and stair with the added benefit of a security entrance system. Internally the property is in excellent decorative order throughout with lovely stripped woodwork and benefits from electric wet central heating (boiler installed 2022) and double glazed windows.

Attractive communal garden to rear.

PROPERTY DETAILS

- Welcoming entrance Hall with entryphone handset
- Bright and spacious Lounge / Kitchen with south facing windows to front with open outlook and partial sea views. Shelved wall press with built in cupboard. Open plan to:
- Stylish fitted Kitchen with matching Shaker style wall and base units. Integrated induction hob, electric oven and hood. Ample solid wood work surfacing with breakfast bar and Belfast sink with flexible mixer tap. Tiled splashback. Shelving. Utility cupboard with plumbing for washing machine. The fridge/freezer is included in the sale. Wall mounted combi boiler.
- Large Double Bedroom with window to front again with open outlook. Space for computer desk and chair.
- Contemporary Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower with rainhead fitting. Frosted window to front. Mirror.



Viewing by appointment on 0131 524 3800









EXTERNAL

There is an enclosed communal garden to the rear of the property with a large lawn and an attractive variety of established plants and shrubs.

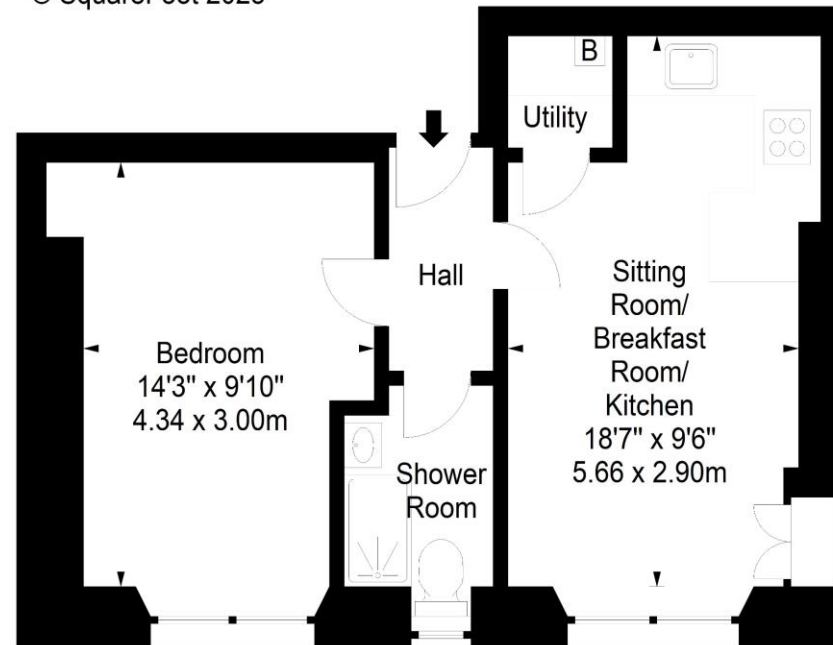
Unrestricted on-street parking as well as several electric car charging points.

- Energy Efficiency Rating - C
- Council Tax Band - B

**Kings Road,
Edinburgh,
Midlothian, EH15 1DZ**



Approx. Gross Internal Area
418 Sq Ft - 38.83 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor