


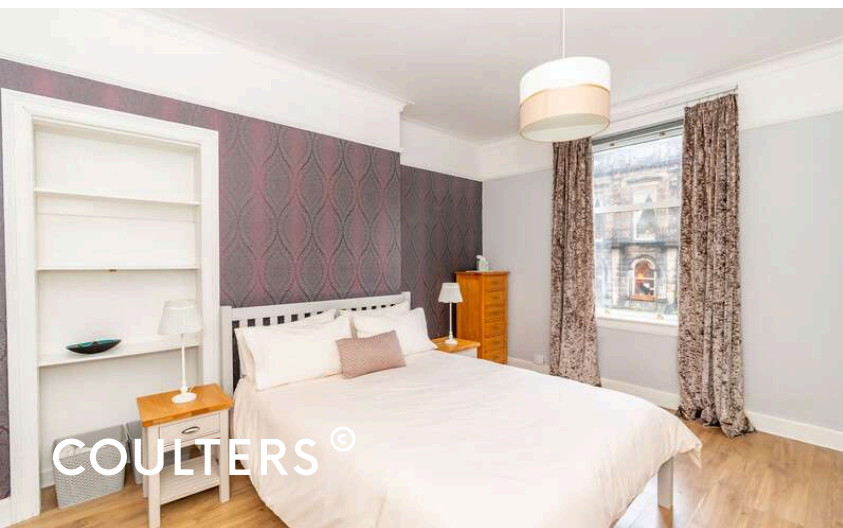


COULTERS<sup>©</sup>

# 24/3 WINDSOR PLACE

PORTOBELLO, EDINBURGH, EH15 2AE

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Situated within a distinctive red brick building dating back to the 1930s, this is a well-presented two-bedroom first floor flat. The property occupies a desirable position just a few minutes walk from Portobello beach and the many excellent local amenities that help make Portobello such a thriving community.

Inside, the accommodation has a practical layout with excellent storage options. The bay windowed living room has beautiful original timber flooring and a gas fire and surround, set against a deep blue feature wall. On the opposite side of the hall, there is a very spacious, open plan kitchen and dining room. Both bedrooms are good size doubles and there is a contemporary bathroom suite.

## KEY FEATURES



First floor apartment



Two double bedrooms



Private section of garden to the rear



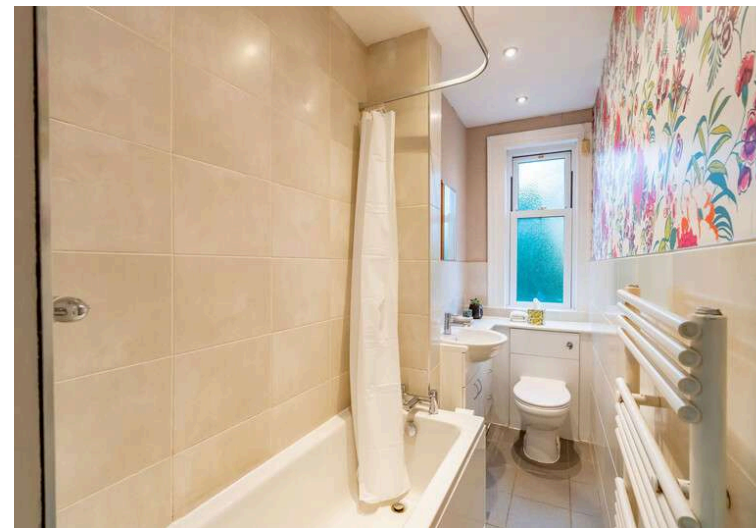
Free on street parking



A short stroll to Portobello beach



Close to amenities on Portobello High Street



There is a sizeable, private garden to the rear with a shed. In the communal hall, the flat has its own private, lockable store.

Free on street parking is available and the property also benefits from modern gas central heating, double glazing and a secure door entry system.



## THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, retirees and young professionals. There are plenty of amenities in Portobello, including a range of local shops, supermarkets, independent cafes and restaurants, most of which can be found on the high street. There is also a swimming pool and a number of lovely local parks. The area has excellent transport links to the city with regular buses running along the High Street and Brunstane Train Station can be reach within less than a 20 minute walk.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price.

## GET IN TOUCH



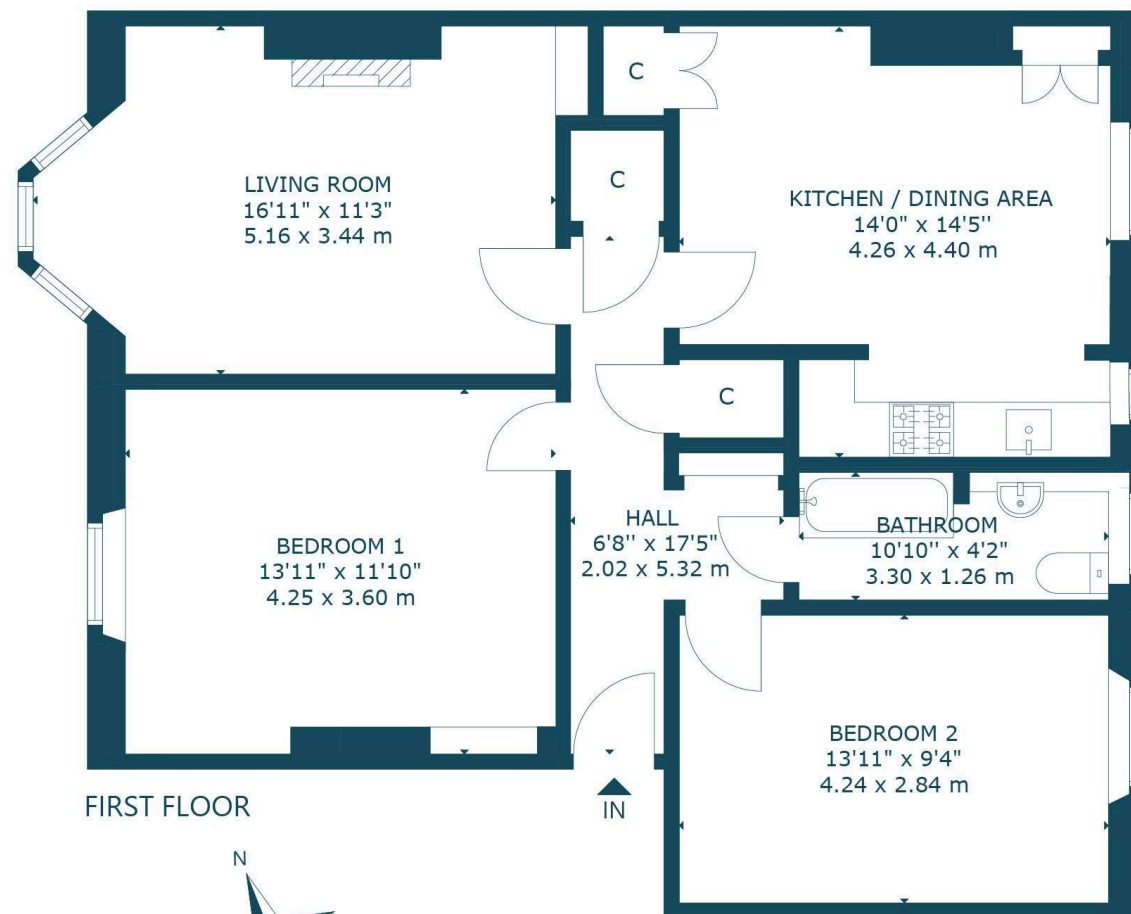
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 834 SQ FT / 77 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.