

COULTERS<sup>©</sup>

# 17/3 BRIDGE STREET

PORTOBELLO, EDINBURGH, EH15 1DB

 2 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Forming part of a sought-after development on Portobello waterfront, this first floor two-bedroom flat has sea views and is within a short walk of Portobello High Street with a large range of local amenities.

This modern property comprises a hallway, spacious open living room and well equipped modern fitted kitchen with top of the range integrated appliances.

## KEY FEATURES



Modern first floor apartment.



Two double bedrooms, one with an en-suite.



Private west-facing balcony.



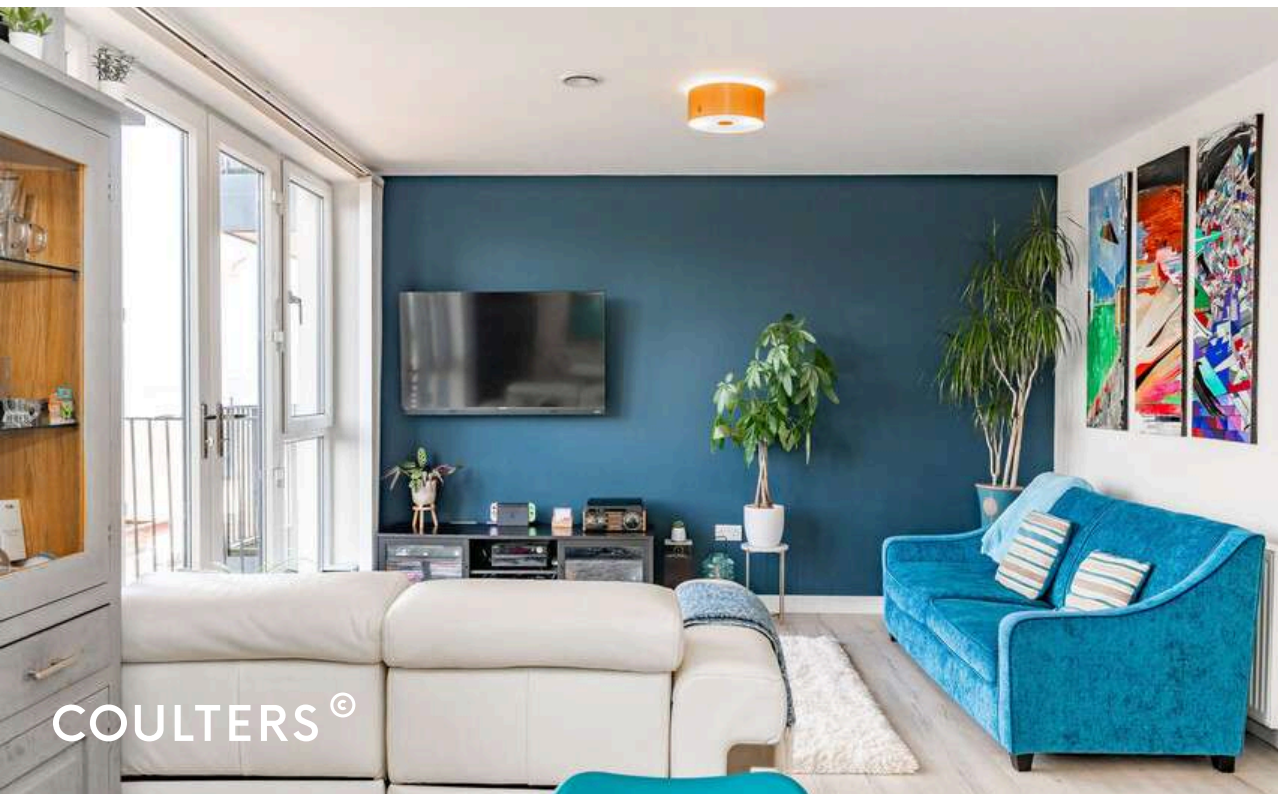
Allocated underground parking space.



Located on Portobello Beach front.



Excellent local amenities within a short walk.







Double doors lead you to the large west-facing private balcony looking out to the Firth of Forth.

Two generous sized double bedrooms both with built in wardrobe space and the primary with an ensuite. A partially tiled bathroom with a white three-piece suite with bath and overhead shower, fitted mirror cabinet and chrome heated towel rail completes the accommodation.

The property benefits from gas central heating, double glazing, an abundance of storage space, secure entry door system and allocated underground parking space with EV charger.





## THE LOCAL AREA

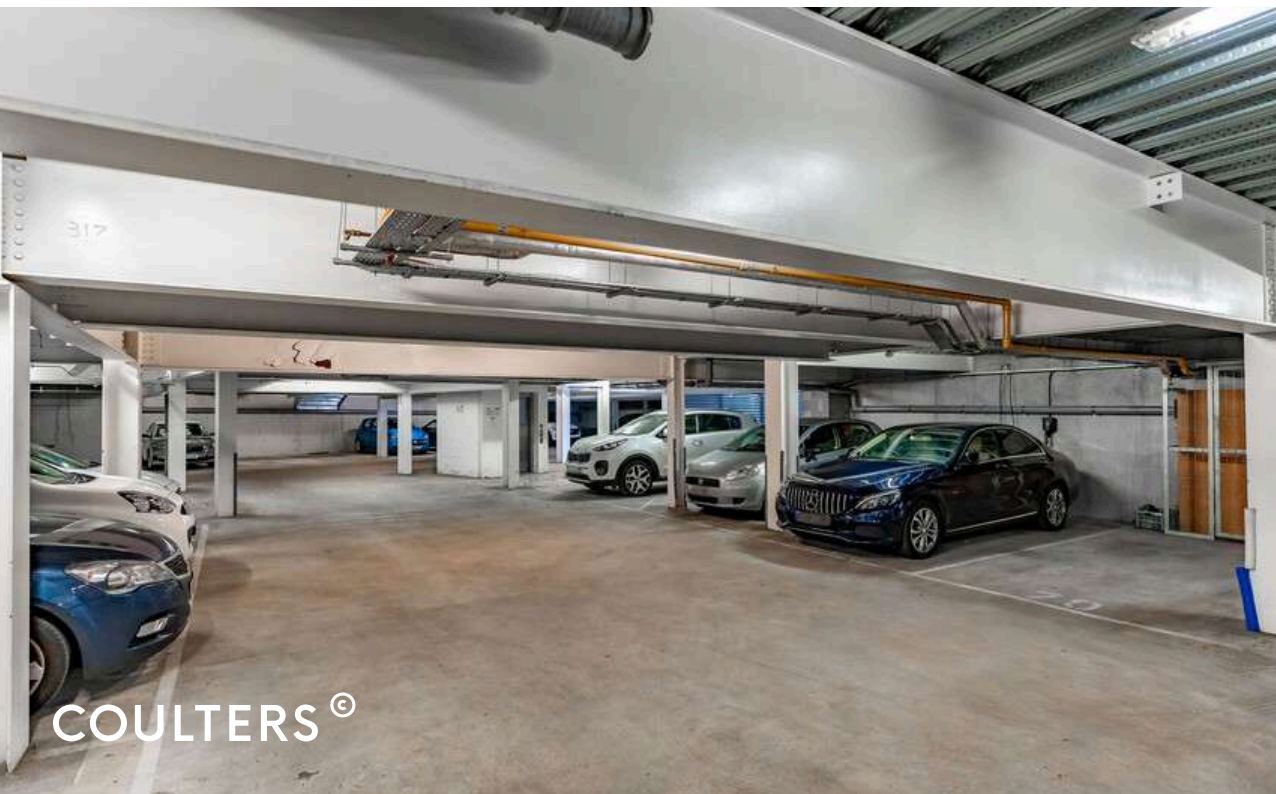
Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, retirees and young professionals.

There are plenty of amenities in Portobello, including a range of local shops, supermarkets and 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 a 10-15 minute walk.

## EXTRAS

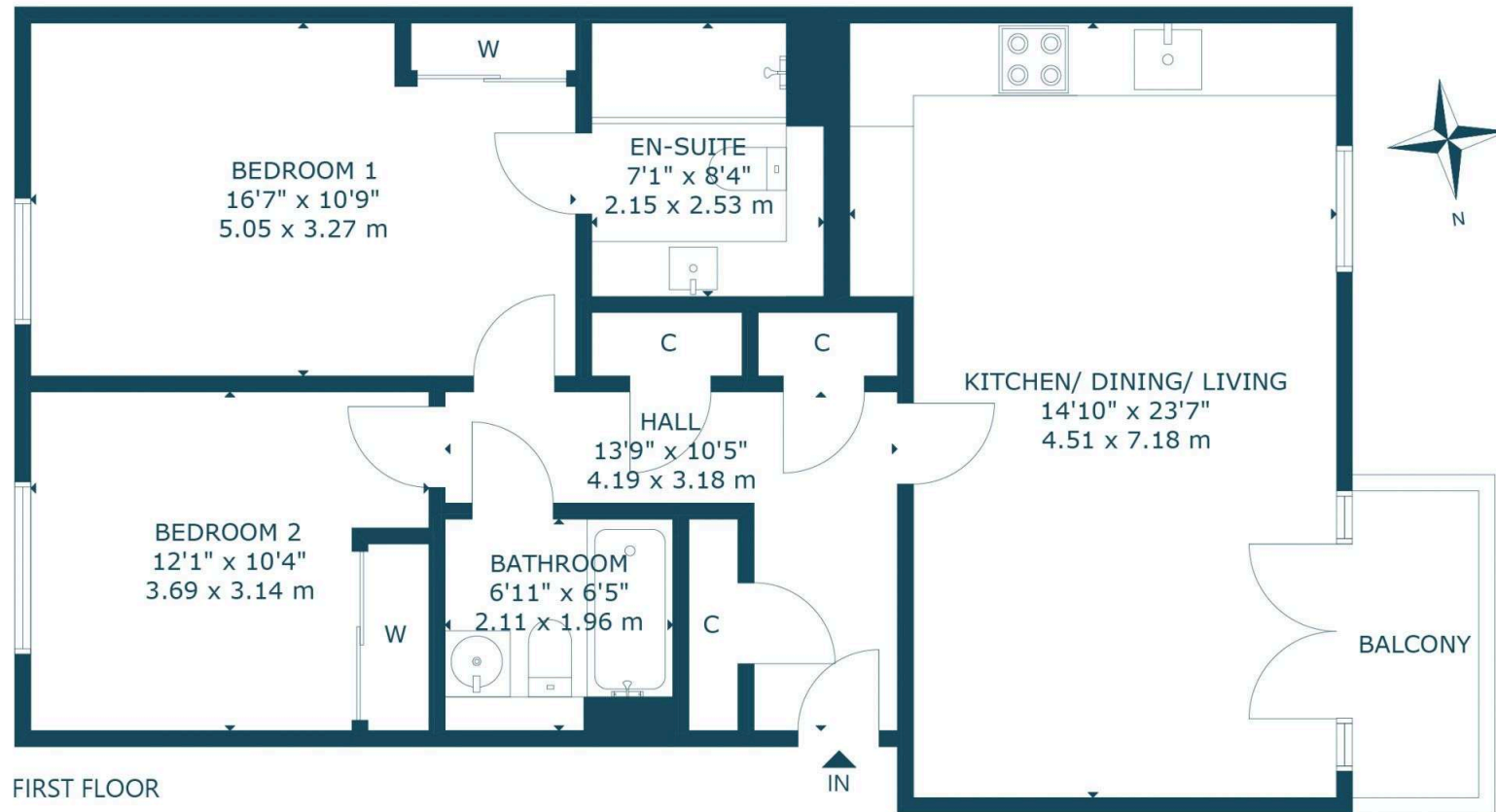
All light fittings, fitted flooring and integrated appliances are included in the sale price. The EV charger is available by seperate negotiation.











17/3 BRIDGE STREET, PORTOBELLO, EDINBURGH, EH15 1DB  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 881 SQ FT / 82 SQ M

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

Copyright © Nest Marketing www.nest-marketing.co.uk

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.