



Solicitors & Estate Agents










Offers Over
£340,000

10/6 Promenade Terrace

Portobello | Edinburgh | EH15 1DT

Neilsons are delighted to offer on to the market this well-proportioned second floor flat, which parts of an attractive period terrace, enjoying a spectacular beachside location and breathtaking open views over the Forth Estuary towards the North Sea.

-  3 bedroom
-  1 public room
-  1 bathroom
-  On-street free parking
-  Shared garden
-  EPC rating – C
-  Council tax band - C



Description

The property would benefit from a degree of modernisation and offers an excellent opportunity to create an individually designed home within beautiful surroundings. The accommodation briefly comprises: entrance hallway with built-in storage, bright and spacious bay fronted reception room with attractive focal fireplace, decorative cornicework and an impressive open outlook over the aforementioned coastline, kitchen fitted with an assortment of base and wall mounted units, complete with contrasting wipe-clean worktops, tiling to splash areas and a range of built-in appliances, rear facing principal bedroom with convenient en-suite WC, a second good sized double bedroom with sea views, a single bedroom which would work well as a home office, and bathroom with three piece white suite, splash screen and electric shower.

This property has been subject to virtual renovation to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fixtures, fittings, floor coverings, white goods and integrated appliances are included.

Gardens and Parking

There is a charming and beautifully kept shared garden to the rear of the building which comprises lawn, a paved seating area, mature trees and shrubs. Unrestricted on-street parking is available nearby.

Viewing

By appointment through Neilsons (0131 625 2222).





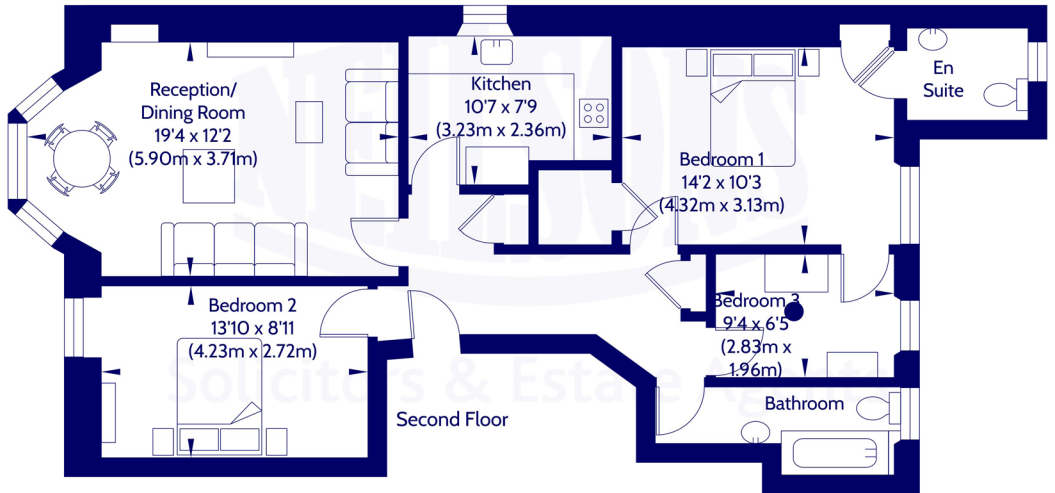
Location

The property is located in the beautiful Portobello district of Edinburgh, with its famous beach and promenade on the doorstep. The high street offers a good choice of specialist shops, cafes and bars and there is a large Aldi and Sainsbury's Local within close proximity. There are an abundance of leisure facilities in the area including Portobello Leisure Centre with swimming pool, Portobello and Musselburgh Golf Courses, Portobello Sailing, Kayaking and Rowing Club, Joppa tennis courts along with an excellent selection of bars and restaurant and of course beautiful promenade walks along the waterfront. Regular bus services including express services operate to and from the City Centre and surrounding areas and the city bypass is within easy reach, linking the main Scottish motorway network system.





Approx. Gross Internal Floor Area 81.25 Sq M / 875 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

