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Offers Over

£160,000

6/2 Electra Place

Portobello | Edinburgh | EH15 1UF

This delightful 1-bedroom first floor flat forms part of a pleasant, established modern development, quietly positioned within the highly regarded Portobello district of the city, within walking distance of excellent amenities, transport links together with the superb beach and promenade.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal gardens
-  Resident's parking
-  EPC Rating – D
-  Council Tax Band – B



Description

The property shall undoubtedly appeal to the first-time buyer, couple or rental investor and merits internal viewing to be fully appreciated. Enjoying access to attractive communal gardens and residents' parking, this fine home comprises; entrance hallway with good storage provisions. There is a sizeable reception room which offers adequate space for sitting and dining areas with pleasant aspect to the rear over the communal gardens. The modern fitted kitchen is open plan from the reception room with further aspect to the front, providing good natural light. Fitted with a range of modern wall and base units with built-in electric hob/oven/hood with further appliances included. The double bedroom is again quietly located to the rear and enjoys a light and neutral interior with fitted mirrored wardrobes. Finally, the extensively tiled bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include electric storage heating and double-glazed window units.



Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.

Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in electric hob/oven/hood, fridge and washing machine.

Gardens and parking

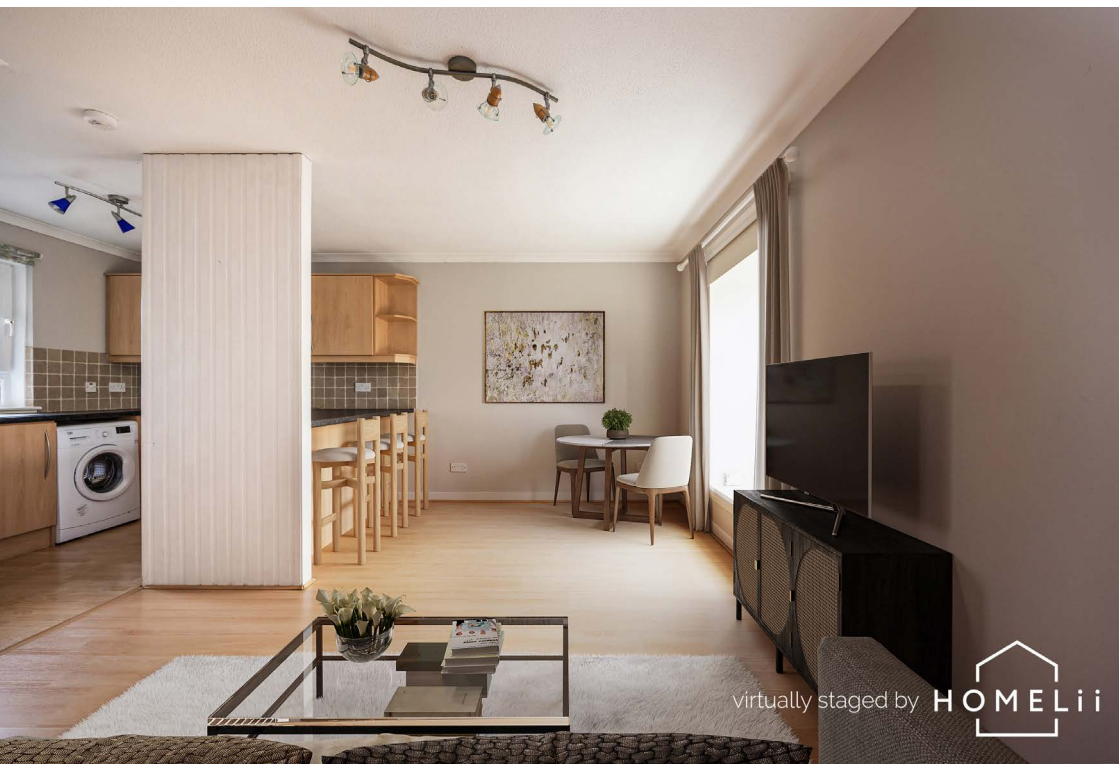
The property is surrounded by well maintained communal garden grounds and residents' parking is available to the front and rear of the building.

Factors

A factoring fee of approx. £40-£50 per quarter is payable to James Gibb for the upkeep of the communal garden grounds and includes a block buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

Electra Place forms part of a quiet established modern development within the highly desirable Portobello district of the city with the beach and promenade just a short walk away. The nearby high street offers a good choice of specialist shops and services including a large Aldi and Sainsbury's Local. There are a number 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 By-pass is within easy reach, linking the main Scottish motorway network system.



Approx. Gross Internal Floor Area 41 Sq M / 444 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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