



Solicitors & Estate Agents



Offers Over

£165,000

5 Westbank Street

Portobello | Edinburgh | EH15 1DR

Set within the heart of sought-after Portobello, this main door one-bedroom flat offers an excellent opportunity for first-time buyers, professionals, or investors. Perfectly positioned for easy access to the promenade, beach, and bustling High Street, the property enjoys a quiet yet highly convenient setting close to a wealth of amenities, cafes, and transport links.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Communal garden
-  Shared parking
-  EPC Band - D
-  Council Tax Band - B



Description

The accommodation is entered via a welcoming hallway with a handy storage cupboard. To the rear, a bright and airy lounge/diner enjoys an open aspect over the shared courtyard, offering a comfortable space to relax or entertain. The adjoining kitchen provides a practical layout with a range of fitted cabinetry, partially tiling in splash areas, and freestanding white goods included in the sale. The front-facing double bedroom features built-in mirrored wardrobes and ample room for additional furnishings. A bathroom with a shower over bath and tiled surround completes the accommodation.

The home further benefits from double glazing and electric heating.

Factor fees are payable of approximately £50 per quarter.



Extras

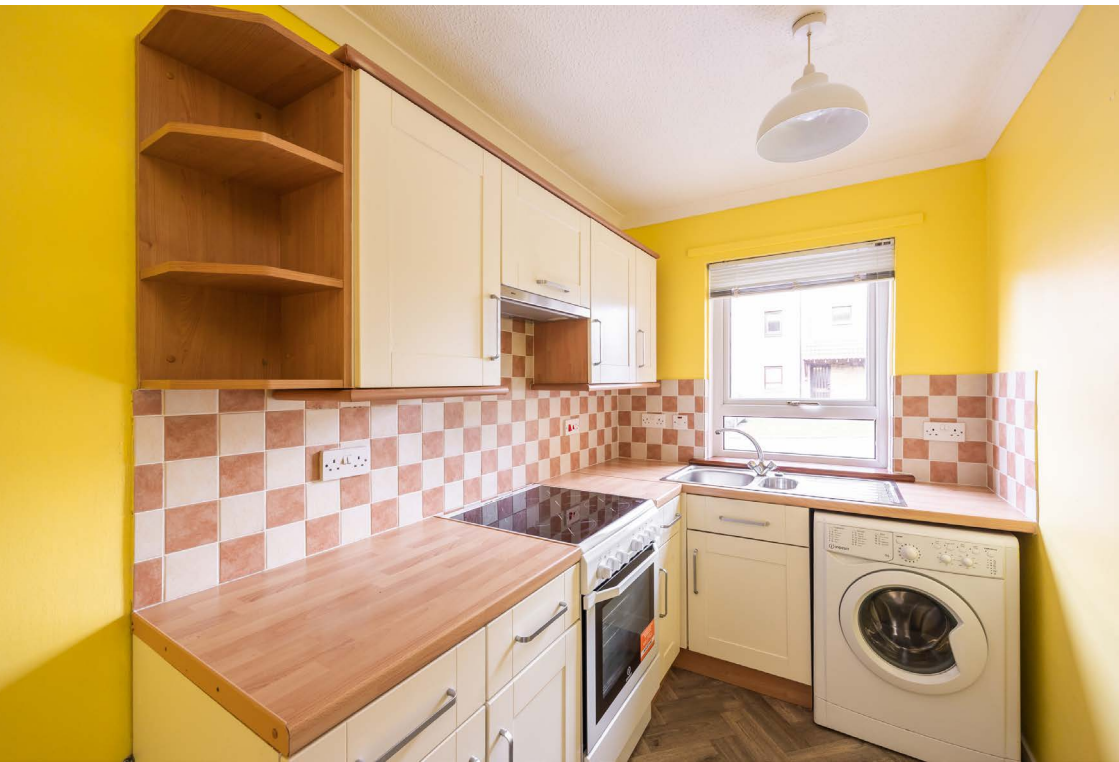
Selected fixtures and fittings, including; freestanding cooker, and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens & Parking

Externally, there is a locked storage cupboard by the front entrance, shared parking to the rear, and well-kept communal grounds.

Viewing

By appointment through Neilsons 0131 625 2222.





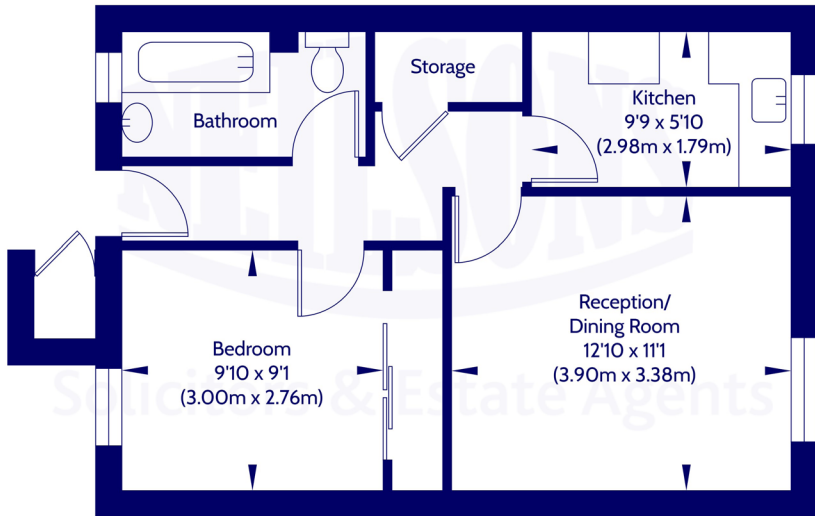
Location

Westbank Street is situated approximately three miles east of the city centre, in the desirable Portobello district with the beach and promenade literally on your doorstep. The high street offers a good choice of specialist shops 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 By-pass is within easy reach, linking the main Scottish motorway network system.



Approx. Gross Internal Floor Area 41 Sq M / 438 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 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
- Executries

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

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

