



Flat 3f2 14 Marlborough Street

Portobello, Edinburgh, EH15 2BG





Welcome to
Flat 3f2
14 Marlborough Street

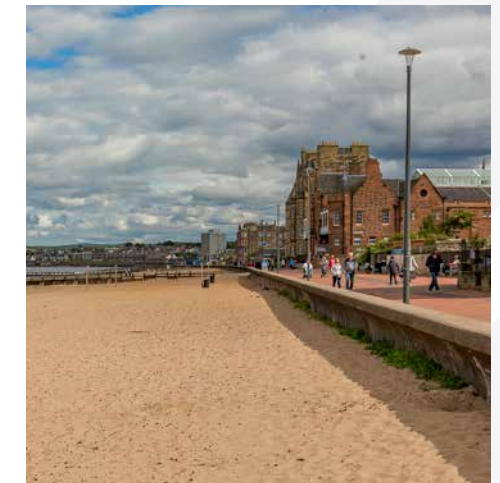
Introducing a traditional two-bedroom third/top-floor flat, which offers a picturesque seaside lifestyle just a brief stroll from the beach in highly sought-after Portobello, promising bright and spacious rooms that benefit from period architecture and charming details.



Table of **Contents**



04-05 The floorplan
06 Flat 3f2, 14 Marlborough Street
07 The entrance
08-09 The living room



10-11 The kitchen
12-13 Bedrooms & bathroom
14-15 Gardens & parking
16-19 Portobello



Property Name

Flat 3f2, 14 Marlborough Street

Location

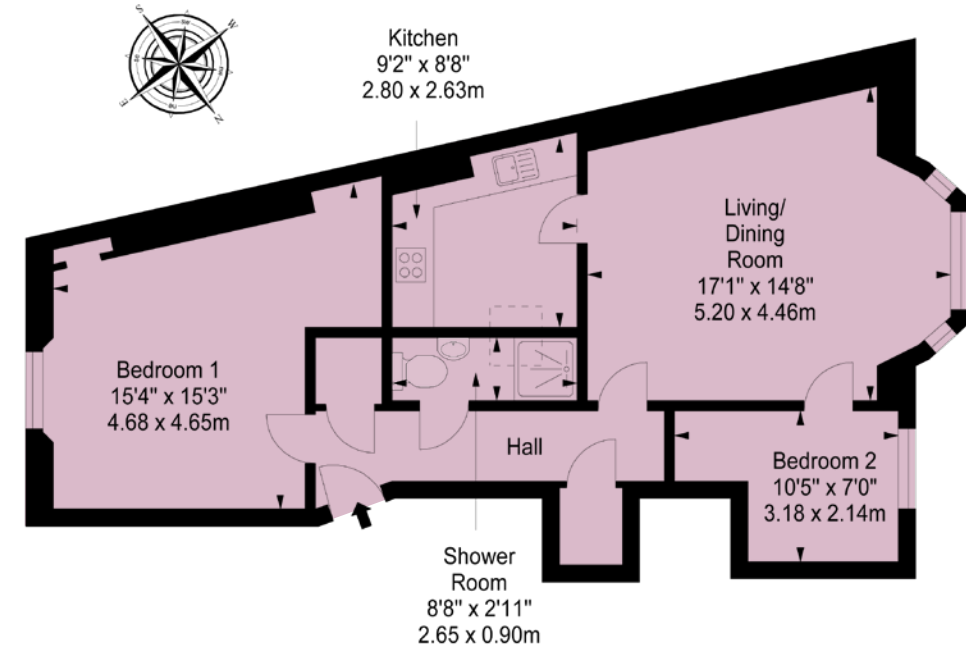
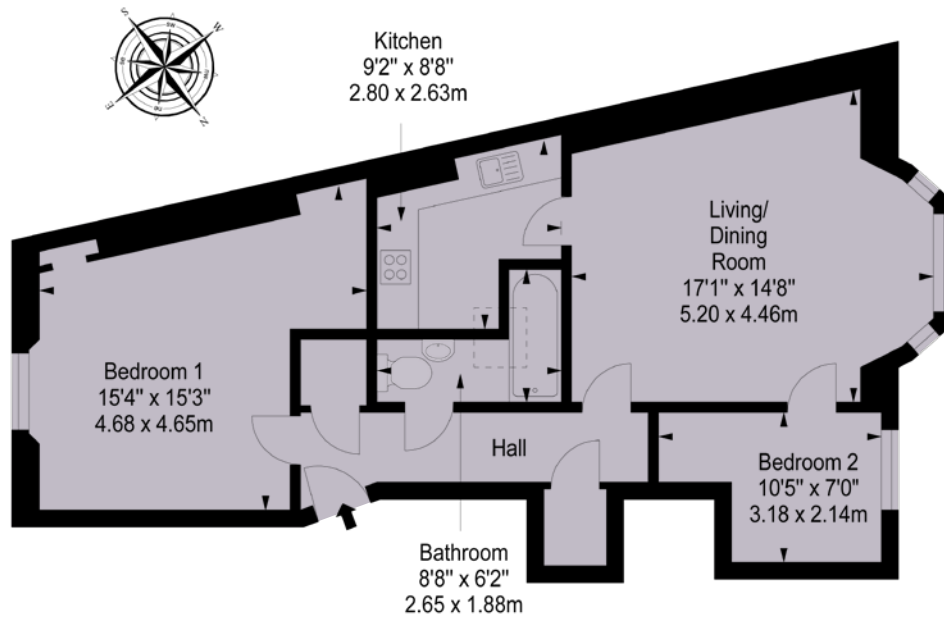
Portobello, Edinburgh, EH15 2BG

Approximate total area:

61.5 sq. metres (662 sq. feet)

● Current Layout ● Alternative Layout

The floorplan is for illustrative purposes.
All sizes are approximate.



This rarely available two-bedroom third/top-floor flat forms part of a traditional tenement building in the Portobello conservation area, located just moments from the award-winning sandy beach. The property offers a relaxed coastal lifestyle and it is within easy commuting distance of Edinburgh city centre, with a wealth of amenities close by, as well as highly regarded schools, frequent bus links, and an assortment of popular restaurants, bars, and cafés. It enjoys all the benefits of traditional architecture, from the large, light-filled rooms with high ceilings to appealing period details; plus, it has spectacular sea and rooftop views, encompassing a wonderful profile of Arthur's Seat. Whilst the property presents buyers with an exciting opportunity for modernisation, it remains an outstanding prospect for anyone seeking to join Portobello's rich seaside community – especially as it presents ample scope to add significant value to the home.

General features

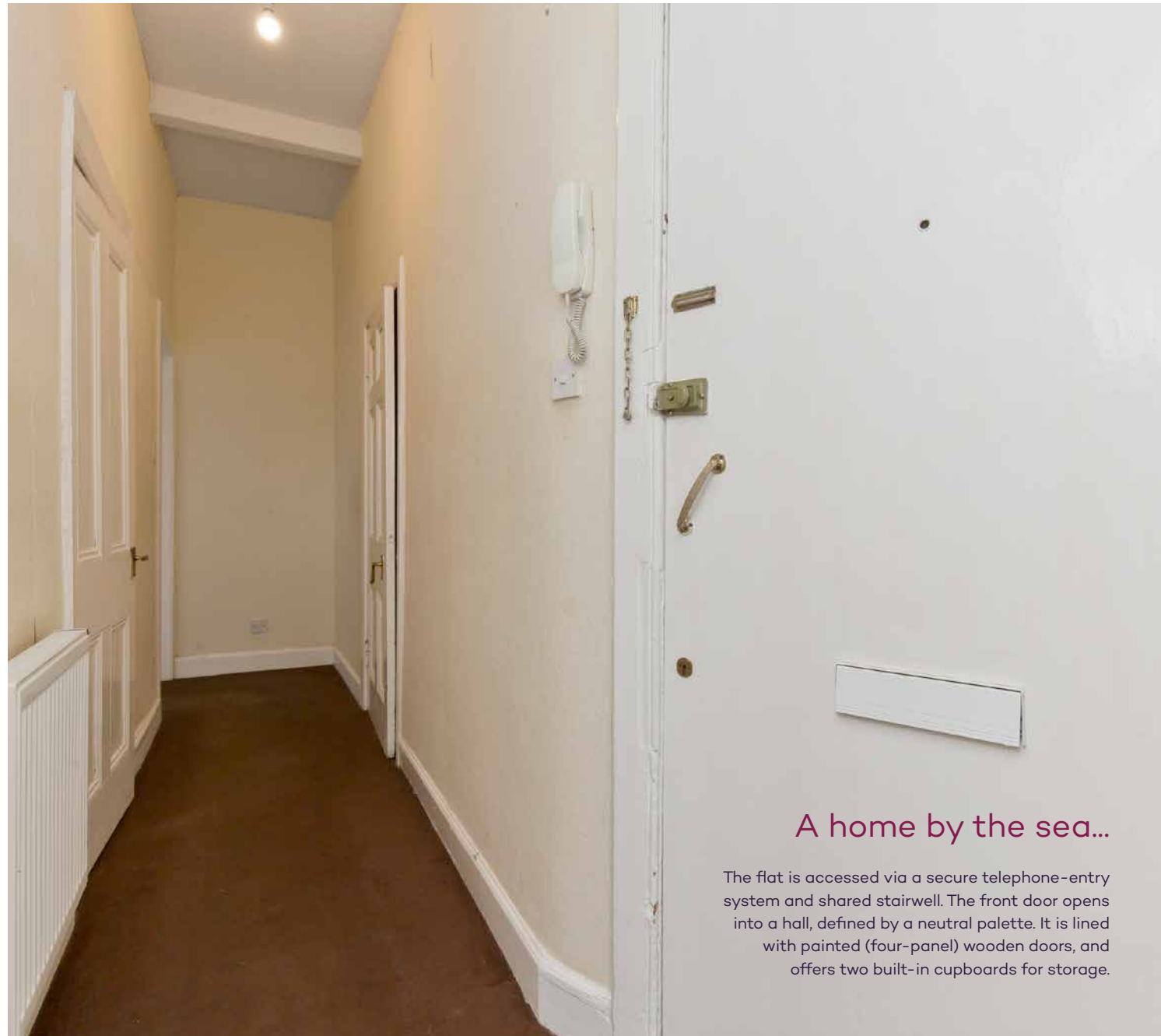
Rarely available third/top-floor flat
Part of a traditional tenement building
In the Portobello conservation area
Just moment from the award-winning beach
Stunning seaside and Arthur's Seat views
EPC Rating - D

Accommodation features

Secure telephone-entry system
Entrance hall with two cupboards
Large living/dining room with bay window
Good-size, fitted kitchen
Large, southeast-facing double bedroom
Versatile single bedroom/home office
3pc bathroom with overhead shower
Gas central heating and double glazing

External features

Communal back garden
Unrestricted on-street parking
Private residents' parking



A home by the sea...

The flat is accessed via a secure telephone-entry system and shared stairwell. The front door opens into a hall, defined by a neutral palette. It is lined with painted (four-panel) wooden doors, and offers two built-in cupboards for storage.

The living room

A room with a view



The living/dining room is a generous reception area, which is fronted by a bay window for an abundance of natural light. It can accommodate an excellent choice of comfy lounge furnishings; plus, the curvature of the bay window forms the perfect spot for a table and chairs – especially as the window also frames impressive views. To the left, it gazes out over the stunning Georgian architecture of a B-listed church and C-listed buildings all the way to the iconic Arthur's Seat. To the right, it enjoys far-reaching views over the sea. Adding to the room's appeal, it is decorated in crisp white, providing a blank canvas for buyers. Furthermore, the lofty proportions of the room are accentuated by decorative cornice work, which is intricately carved with delicate flowers – a charming finish to this lovely room.



A good-size fitted kitchen

Next door, the kitchen is fitted with a selection of white cabinets, mounted at the base and eye level. The base units are topped with stone-effect worksurfaces, which are subsequently framed by white splashback tiles. An oven, ceramic hob, and concealed extractor are integrated into the space, alongside room for additional freestanding appliances.



Two bedrooms **offering space and versatility**

The two bedrooms are at opposite ends of the flat. The principal bedroom, a spacious double, is to the southeast-facing rear, offering lots of floorspace for a choice of bedside furnishings. It also benefits from a shelved recess for display items and a good-size nook that would be perfect for a fitted wardrobe. The second bedroom (in sky blue) is to the home's front, providing a versatile single space for creative use. If desired, it could work equally well as a nursery for young families or as an office for commuting professionals looking to live by the sea within easy reach of Edinburgh city centre.



A conveniently located bathroom

The bathroom is conveniently set between the principal bedroom and the living area. It is fitted with a white three-piece suite comprising a toilet, a storage-set washbasin, and a double-ended bathtub with an overhead shower. With just some fresh decoration and tiling, it would be easy to transform this space into one with modern appeal.

The property has gas central heating and double glazing to ensure year-round comfort.



Garden & Parking

A stone's throw from the beach

Outside, homeowners have access to a communal back garden and parking in the area is on street and unrestricted. Furthermore, you are just a stone's throw away from the two-mile long golden sands of Portobello Beach – perfect for relaxing strolls by the sea.

Extras: all fitted floor coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Please note, some rooms have been virtually staged to illustrate how the interiors could look.



Portobello

A quaint seaside ambience with the perks of city life right on its doorstep...

Located approximately three miles northeast of the city centre, the desirable suburb of Portobello enjoys the best of both worlds: a quaint seaside ambience with the perks of city life right on its doorstep. Set beside a long sandy beach and promenade, within sight of Arthurs Seat and within minutes of the picturesque East Lothian countryside, it is easy to understand why this is one of the capitals most popular postcodes!





The area is served by a fantastic range of local services and amenities, with more extensive shopping facilities available in Musselburgh or Fort Kinnaird just a short drive away. Or for a more local, traditional shopping experience, the bustling High Street is lined with a charming array of shops, including cafés, restaurants, galleries, independent retailers, bakers, butchers, and greengrocers. For sport and fitness enthusiasts, Portobello Swim Centre boasts swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only public authentic Turkish Baths. Portobello offers a superb choice of schools in both the public and private sector. The area is extremely popular with commuters owing to its excellent public transport links into the city centre, as well as its proximity to Edinburgh City Bypass and the A1.



For more information, please contact:

edinburgh@northwooduk.com

0131 343 1717

www.northwooduk.com

Zoopla.co.uk

rightmove 

 **NETHOUSEPRICES**
We value your home

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.