



Offers over £56,000

77/6 Park Avenue, Edinburgh, EH15 1JP



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## Beautifully presented Two Bedroom 2nd Floor Flat (Quarter Share) Overlooking Portobello Golf Course

**\*\*CLOSING DATE SET FOR TUESDAY 22ND JULY AT 12 NOON\*\***

A quarter share in a delightful, two bedroom, second floor flat overlooking Portobello Golf Course. The property is beautifully presented and benefits from ample storage, a modern decor and use of communal drying green and residents carpark, all moments from popular Portobello Promenade.

Sunny Two Bedroom, Second Floor Flat, Entrance Hall with Three Storage Cupboards, Spacious Sitting/Dining Room, Modern Fitted Kitchen, Two Good-Sized Double Bedrooms, Bathroom with Shower Over Bath, Electric Heating System, Ground Floor Communal Storage Cupboard, Communal Drying Green, Residents Permit Carpark,

Quarter Share Available with the Remaining Share Retained by Wheatley Homes East, Communal Maintenance and Building Insurance Responsibility of Wheatley, Purchaser to be Approved by Wheatley with Monthly Rent Payable The rent is £380 per month - that includes buildings insurance, garden maintenance and stair cleaning.

### ACCOMMODATION (WIDEST POINTS)

|                                |                             |
|--------------------------------|-----------------------------|
| <b>Living Room/Dining Room</b> | 16'2" x 10'9" (4.95 x 3.28) |
| <b>Kitchen</b>                 | 11'6" x 7'1" (3.51 x 2.16)  |
| <b>Bedroom 1</b>               | 14'2" x 9'3" (4.32 x 2.82)  |
| <b>Bedroom 2</b>               | 14'2" x 8'7" (4.32 x 2.64)  |

## LOCATION

Park Avenue is a quiet residential street in the east of Edinburgh, surrounded by green space and just a short distance from Portobello Beach, Figgate Park, Portobello Golf Course, and the grounds of Newhailes House. The property enjoys quick access to the charming local shops and independent cafés of Portobello High Street, while Fort Kinnaird Retail Park, with its large superstores, eateries, and leisure facilities, is just a short drive away. For families, the modern Portobello High School is close by, with Towerbank Primary and St John's RC Primary also within easy reach. Regular bus services provide swift links to the city centre, and motorists benefit from excellent access to the Edinburgh City Bypass and the wider central Scotland motorway network.

## EXTRAS

White Goods Included in the Sale

## EPC RATING

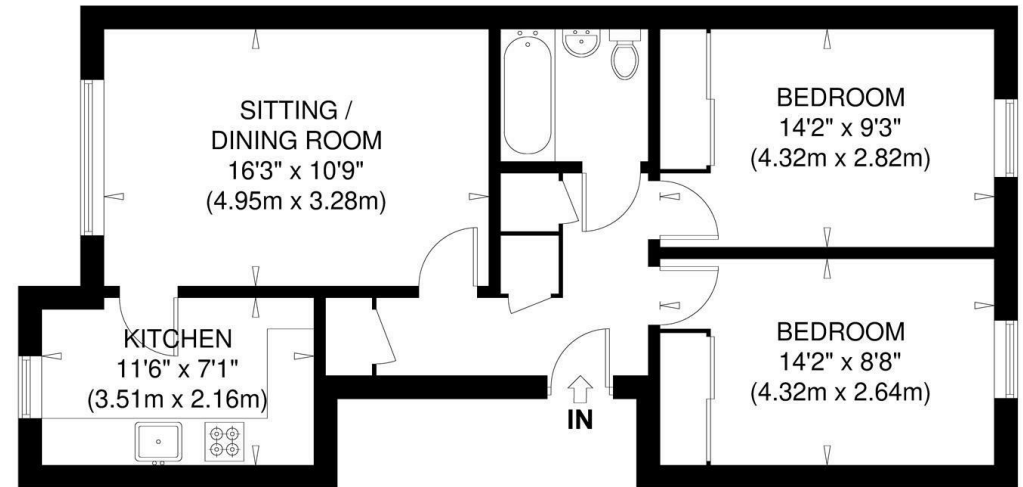
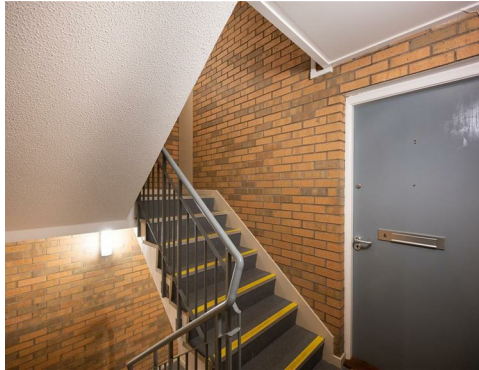
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## VIEWING

By appointment only please Telephone: 0131 554 6244







SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 60.6 SQ M / 652 SQ FT

PARK AVENUE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 60.6 SQ M / 652 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.