



Portobello

20/6 Kings Road
EH15 1DZ



First floor flat - Buzzer no. 6

OFFERS OVER £179,000

- Hall
- Livingroom
- Kitchen
- 2 bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Shared rear garden
- On street parking
- Close to Portobello Beach

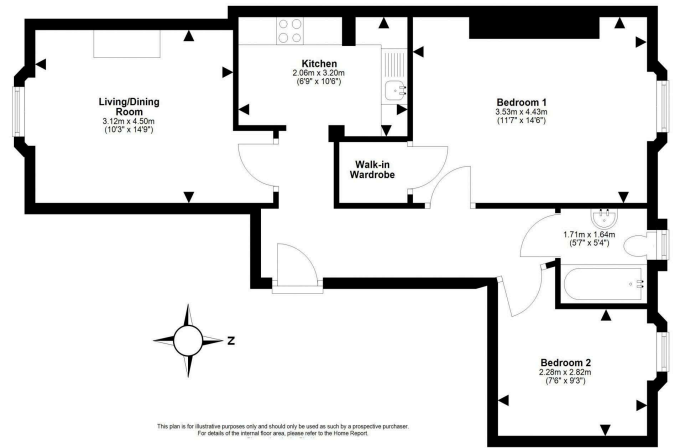


Viewing - by appointment please call
Solicitors (0131)554 6321









Viewing is recommended for this 1st floor, two bedroomed flat located within the highly sought-after Portobello area, which lies to the east of Edinburgh City Centre and is renowned for its beach and promenade. The property is well positioned to take advantage of a superb range of shopping outlets at Portobello High Street. Leisure facilities on offer include a choice of bars and restaurants, Victorian swimming pool, gym and Turkish sauna facilities as well as a 5-side football centre and two play parks. An excellent choice of public transport is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach whilst good schooling is well represented from nursery to senior level.

Accessed via secure shared stairwell, the property opens to an entrance hallway featuring an entry phone and gives access to the rest of the accommodation. The front facing living room has twin windows, fire surround housing a fire, ceiling rose and plain cornice. The internal kitchen benefits from a range of base and wall units, sink unit, slot in cooker, and a washing machine. There is a double bedroom to the rear of the flat which has a built-in cupboard. A second bedroom is situated to the rear and overlooks the communal gardens. Completing the accommodation is the rear facing bathroom which has partially tiled walls, a bath with overhead electric shower unit, wash hand basin, and a WC.

Additional benefits include gas central heating complimented by double glazed windows, access to a shared rear garden and on street parking in the area.

Extras

All aforementioned white goods, any blinds/curtains, and light fittings (no warranties to be given).

Offers

Offers over £179,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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