



Portobello

11 Westbank Place,
EH15 1UD



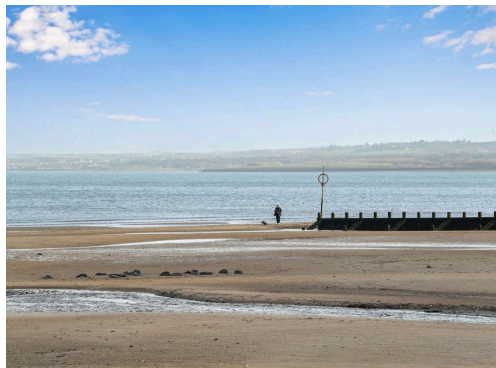
Maindoor Flat

OFFERS OVER £165,000

- Entrance vestibule
- Hallway
- Living room with semi open plan kitchen
- Double bedroom
- Shower room
- Electric heating
- Double glazing
- Communal grounds
- Resident parking
- Good transport links
- Close to Portobello beach

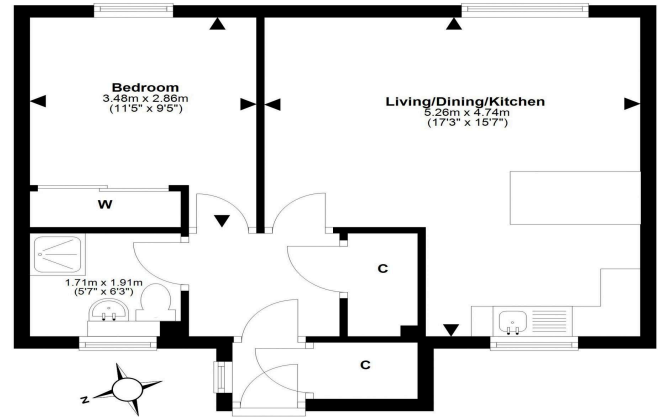


Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321









This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

This one bedroomed main door flat is situated within a tucked away development in the ever-popular Portobello. Many recreational facilities are within easy reach and include a choice of golf courses, gyms, Portobello Swim Centre and lovely walks along the promenade. A choice of excellent schooling can also be found locally from Primary to Secondary level and a choice of public transport, including a range of local buses and the nearby Brunstane Train Station, is also available. Shopping facilities can be found locally in Portobello itself with further shopping available at nearby Musselburgh and Fort Kinnaird Retail Park also offering a multi-screen cinema and choice of restaurants. There is easy access to the city bypass, Edinburgh international Airport and the motorway network.

The flat is accessed via a private main door which opens to an entrance vestibule with a built-in cupboard. The hallway also has a deep built in storage cupboard and gives access to much of the accommodation. The well-proportioned living room is to the rear of the flat and has the kitchen off. The front facing kitchen has base and wall units and a sink unit. A double bedroom is found to the rear and has a mirrored built in wardrobe. Completing the accommodation is a front facing shower room with tiled walls, WC, wash hand basin, and an electric powered shower unit.

Additional benefits include electric heating, double glazing, communal grounds, and resident parking within the development. The seller has advised that the property has recently had a new fuse box and new electric shower unit added, that the hot water system was updated in 2023, and that they have added a new off peak storage heater fitted in the hall.

Factor fees are payable of approximately £50 per quarter.

EXTRAS

The curtains/ blinds, and light fittings to be included in the sale (no warranties to be given). (Please note the cooker hood in the kitchen is not in working order and will not be replaced). To be sold as seen.

OFFERS

Offers 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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