



10/2 Hillcoat Loan
Portobello, Edinburgh, EH15 1UA





10/2

Hillcoat Loan

Easily manageable first floor flat which forms part of this modern yet mature residential development close to the beach and the promenade in Portobello.

- Close to the Promenade & beach
- Shared stairwell w/ secure entry
- Hallway w/attic access
- Bright lounge/dining room
- Well-appointed kitchen
- Two double bedrooms (one w/built-in wardrobe)
- Three-piece bathroom
- Electric heating & double glazing
- Landscaped shared gardens
- Private residents parking

Home Report: £200,000

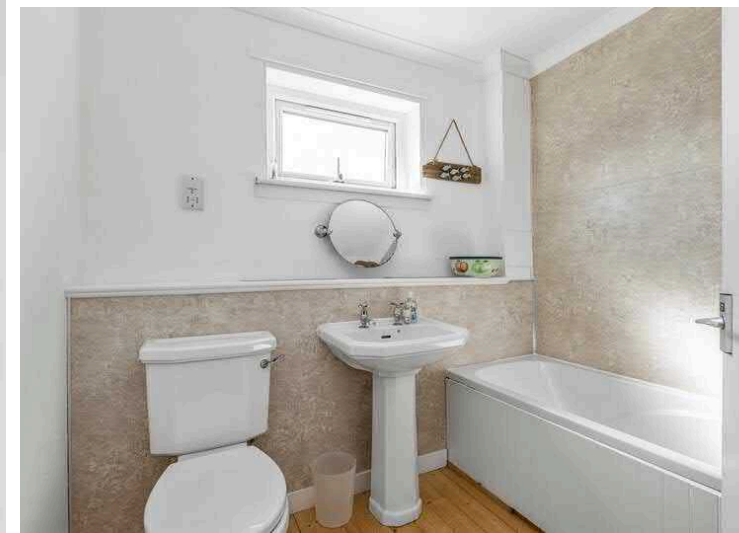
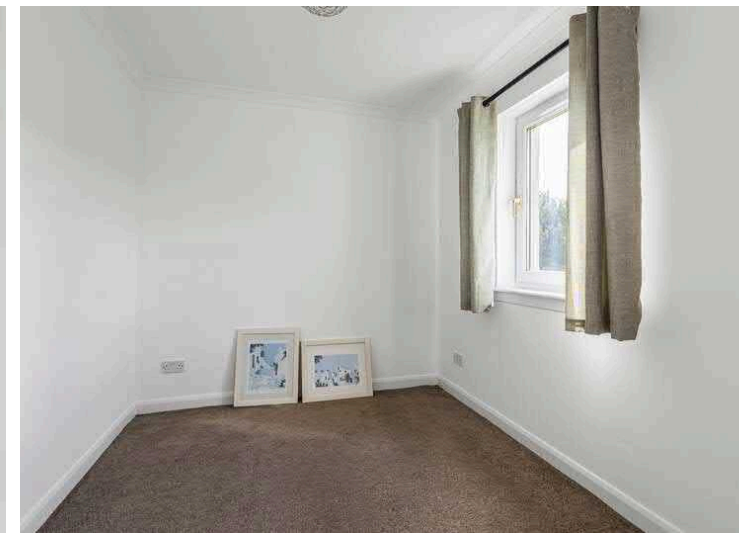
EPC Rating: D

The flat is entered off a well-kept common stairway providing access to this and only one other property and comprises reception hall, lounge/dining room, fitted kitchen, two double bedrooms and bathroom with shower.

It has electric heating and double glazed window units, whilst the development itself is set within well-maintained areas of landscaped communal garden ground. Private residents car parking is available immediately adjacent.

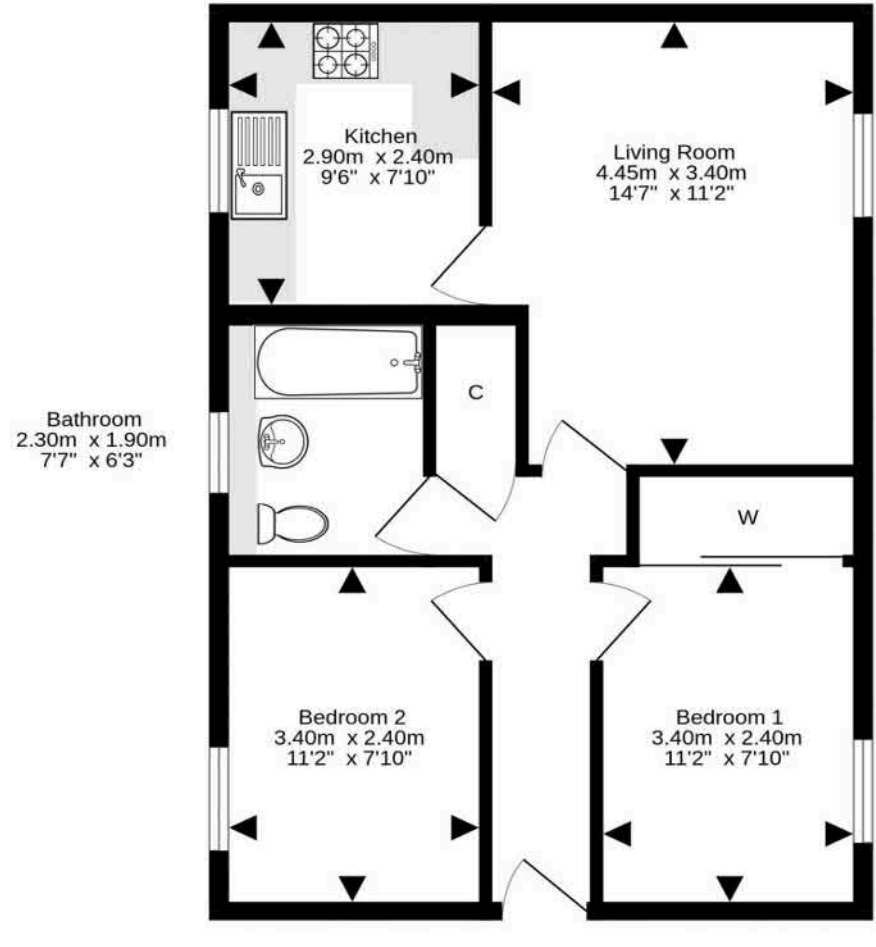
Factor: James Gibb manage a gardening contract for the development and the monthly cost for this is approximately £16.

Extras: To include all fitted flooring and fitted carpets; light fixtures; curtains; cooker; fridge/freezer; and washing machine in the sale.



Located approx. three miles northeast of the city centre, Portobello enjoys a sandy beach and promenade, and is within minutes of the picturesque East Lothian countryside. The area is served by local services and amenities, with more extensive shopping facilities available in Musselburgh or Fort Kinnaird just a short drive away. Portobello High Street offers cafés, restaurants, galleries, independent retailers, bakers, butchers, and greengrocers. 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.

Schooling is available from primary to secondary and 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.



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