



18/8 Windsor Place

Portobello, Edinburgh, EH15 2AA



VMH ESTATE AGENTS



Rarely available 25% ownership of a 1 bedroom top floor flat in the popular Portobello area.

- Sitting room
- Kitchen
- Double bedroom
- Bathroom
- 25% shared ownership
- Excellent location
- Close to local amenities
- Ideal for a first time buyer
- Residents parking
- Electric heating & double glazing



Offers Over: £42,500

EPC Rating: C

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Situated in the sought after Portobello area, this 1 bedroom top floor flat offers a rare opportunity to purchase a 25% shared ownership with the remaining 75% owned by Harbour Homes. Internally the property is well presented with bright rooms and a view of Arthur's seat. The property further benefits from unallocated residents parking to the rear.

Extras

To include all fitted floor coverings, curtains, oven, hob, fridge/freezer, washing machine and dishwasher.

Management

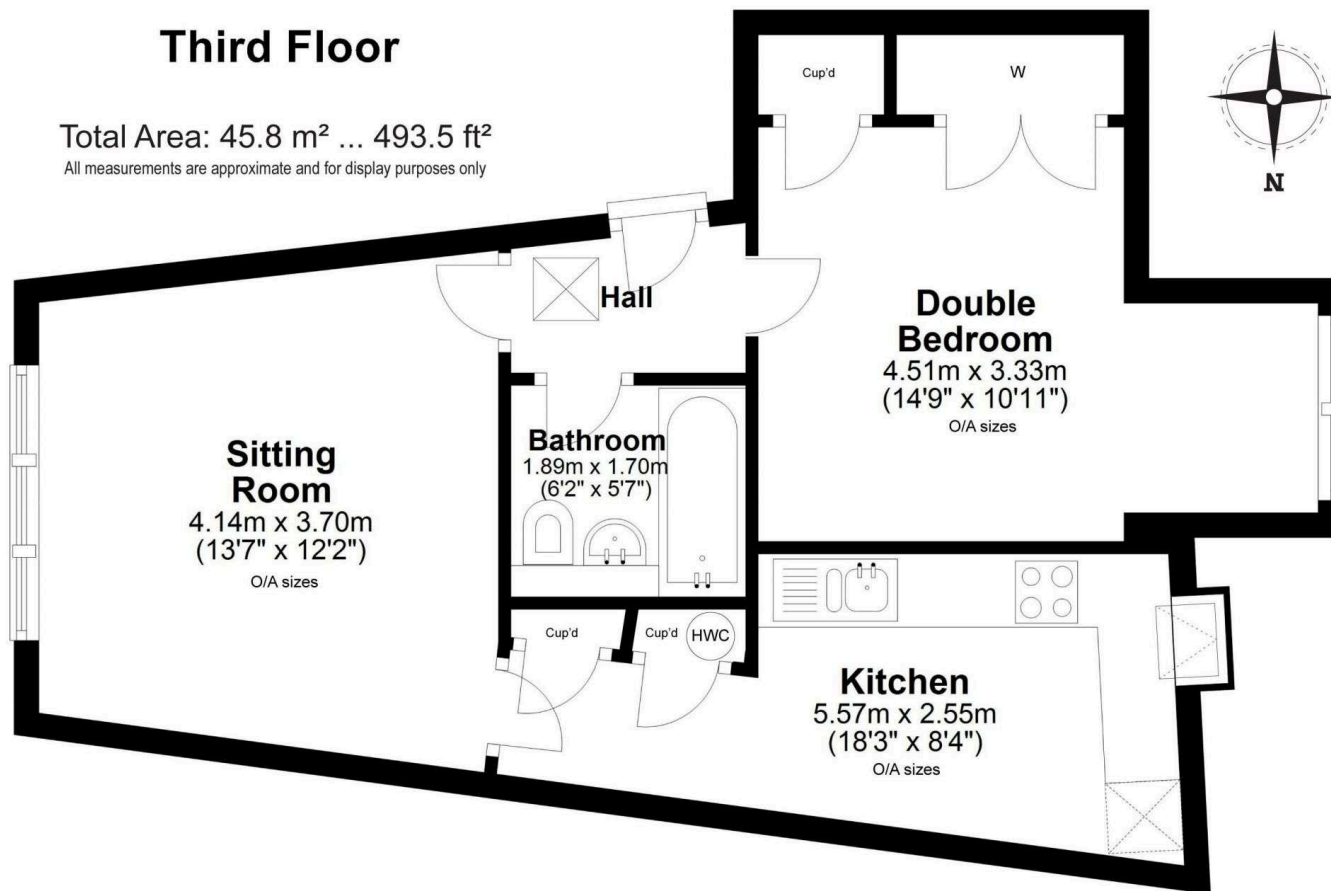
Please note that we are selling a 25% share of this property with Harbour Homes owning the remaining 75%. Any new purchaser must meet the eligibility criteria for shared ownership and will be required to undergo a financial assessment and approval by Harbour Homes directly. Application forms can be downloaded from their website - <https://harbour.scot/homes/looking-for-a-home/shared-ownership/> and any enquires regarding shared ownership can be email to - hello@harbour.scot. At the time of writing a monthly occupancy charge or approx. £284 is payable to Harbour Homes. A quarterly factor fee of £180 covers the costs of stair cleaning, ground maintenance, stair lighting/electricity and block buildings insurance.



Third Floor

Total Area: 45.8 m² ... 493.5 ft²

All measurements are approximate and for display purposes only



18/8 Windsor Place, Portobello EH15 2AA

Location

The charming seaside district of Portobello is a highly sought after area of Edinburgh with its Promenade and long sandy beach. The open spaces of Rosefield Park, Figgate Burn and Public Park and Portobello Golf Course are situated in the immediate vicinity with Holyrood Park and Arthur's Seat also close by. There are excellent and varied shopping facilities and amenities immediately to hand on Portobello High Street which cater for all everyday needs. There are also two major supermarkets within a short drive as well as additional facilities at Fort Kinnaird and Leith's Ocean Terminal. Several major bus routes pass nearby giving easy access into Edinburgh city centre in around 20 minutes. The location is particularly convenient for access on to the City Bypass. Good schooling in both the state and private sectors is easily accessible.





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.