



68/1 Park Avenue
Portobello
Edinburgh
EH15 1JP

Home

SALES & LETTINGS

68/1 PARK AVENUE
PORTOBELLO



TWO



TWO



PRIVATE

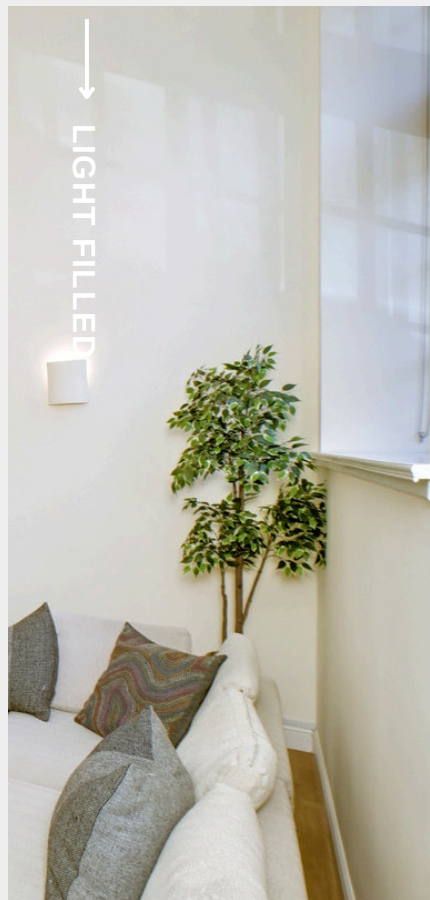
CLOSE TO PARKS

DUPLEX
APARTMENT

LOCAL AMENITIES

SERENE SETTING





01 → **DUPLEX APARTMENT**

02 → **EXCELLENT STORAGE**

03 → **QUIRKY FEATURES**

04 → **CONVENIENT LOCATION**

05 → **PARKING**





MAIN LEVEL



LIVING/DINING AREA



KITCHEN



CLOAK-ROOM

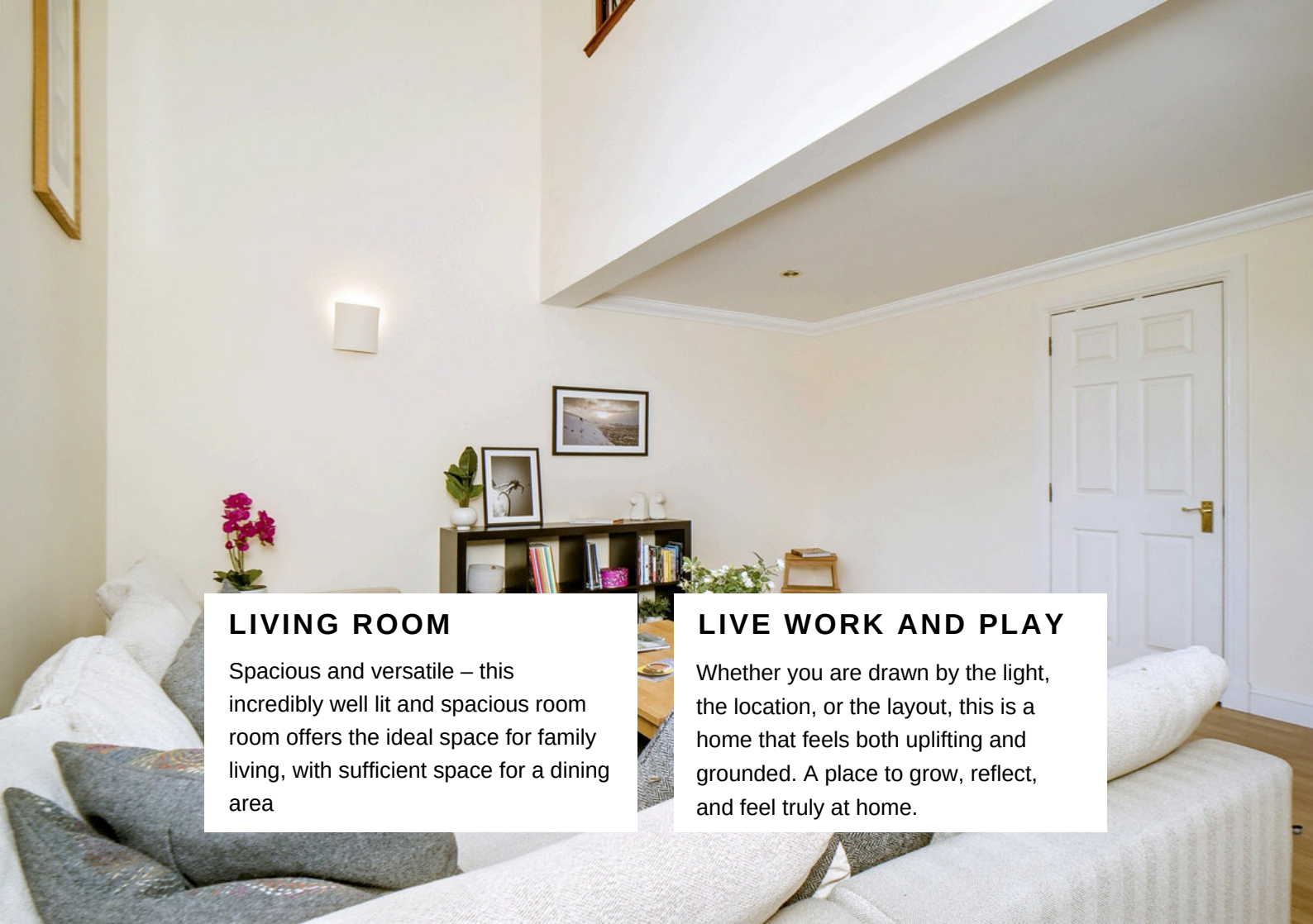
A photograph of a modern duplex apartment interior. The space features a high ceiling with a white balcony and a wooden railing. A large window on the right side allows natural light to fill the room. A light-colored sofa with several patterned and solid-colored pillows is positioned against the wall. A small potted tree stands next to the sofa. A white door is visible in the background. The overall aesthetic is clean and contemporary.

Once the halls of learning, now a place to live, grow, and unwind, this unique duplex apartment forms part of the beautifully converted former Portobello High School.

Set over two levels within a period building, it blends architectural character with contemporary comfort in a location that brings the coast and the city together.



→ THE LIVING AREA

A bright, modern living room with a high ceiling. A large, light-colored sofa is in the foreground. In the background, there is a dark wood bookshelf with books and decorative items, a white door, and a wall-mounted light fixture. The room is well-lit and spacious.

LIVING ROOM

Spacious and versatile – this incredibly well lit and spacious room offers the ideal space for family living, with sufficient space for a dining area

LIVE WORK AND PLAY

Whether you are drawn by the light, the location, or the layout, this is a home that feels both uplifting and grounded. A place to grow, reflect, and feel truly at home.



UPPER LEVEL

Upstairs, the apartment unfolds with creativity and charm. Neutral tones offer a calm backdrop to a truly distinctive layout, including two generous double bedrooms, one with a striking mezzanine overlooking a dramatic double-height reception space. Generous storage and modern bathroom.

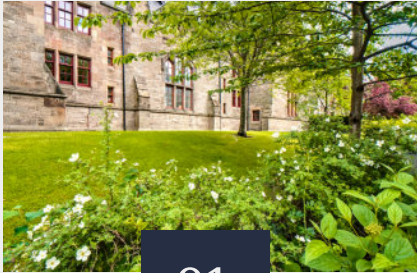
Overall, this space warmly welcomes you to discover moments of tranquility in every corner.

something different



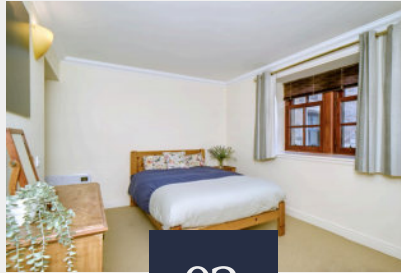
What Makes This Property Special

Our favourite features



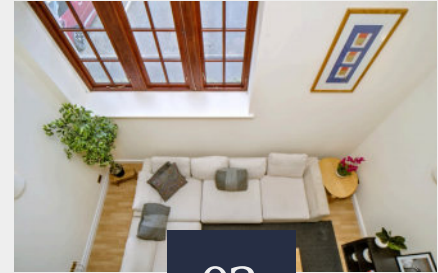
01

Picture Perfect Setting



02

Spacious bedrooms



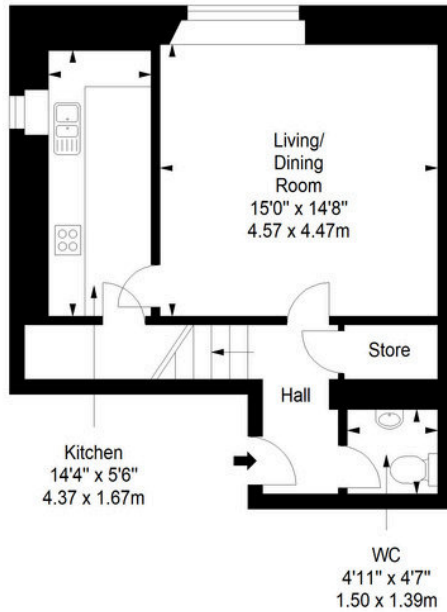
03

Double Height Ceilings

WHETHER YOU ARE DRAWN BY THE LIGHT, THE LOCATION, OR THE LAYOUT, THIS IS A HOME THAT FEELS BOTH UPLIFTING AND GROUNDED. A PLACE TO GROW, REFLECT, AND FEEL TRULY AT HOME.

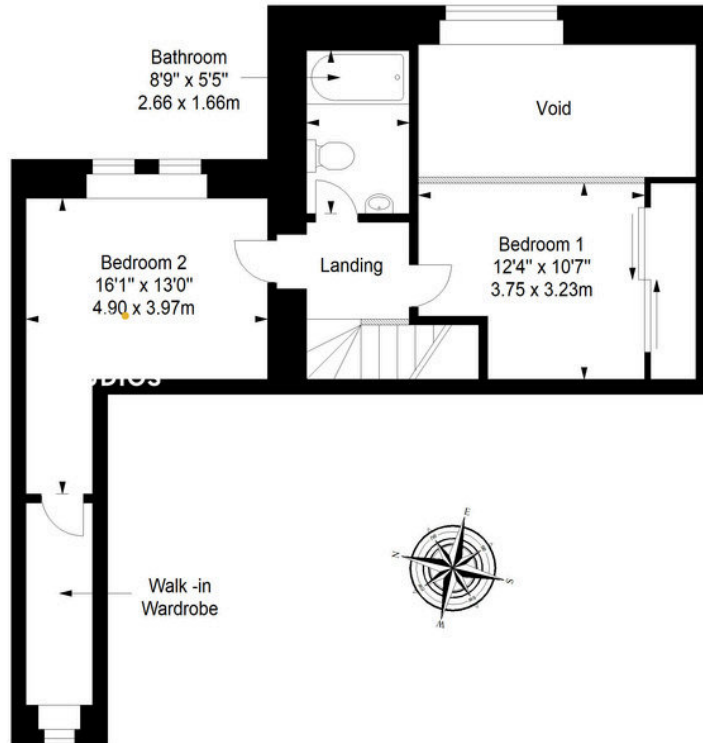
Ground Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



First Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



Total area: approx. 101.3 sq. metres (1090.4 sq. feet)

PORTOBELLO



AREA STATS



 WALK SCORE



 BIKE SCORE



 TRANSIT SCORE



GOOD EATS

THE BEACH
HOUSE
★★★★★

THE
BOATHOUSE
★★★★★

PASSEYS
★★★★★



AREA GOODS



7 MINUTES
FINDLAYS
BUTCHER



8 MINUTES
PORTOBELLO
BOOKSHOP



10 MINUTES
ROOT DOWN
GREENGROCER



SCHOOLS

TOWERBANK
PRIMARY
SCHOOL

PORTOBELLO
HIGH SCHOOL

ST JOHN'S RC
PRIMARY



Discover 68/1 Park Avenue

This spacious duplex apartment offers a flexible, characterful layout. The living and dining area is bright and welcoming, perfect for modern living. Both bedrooms are well-proportioned, and the overall feel of the home is one of comfort and practicality.

A superb choice for first-time buyers, downsizers or professionals.

Vendor Statement

I bought this property some years ago, and it has truly served me well. I have always loved the quirky layout and the flexibility it offers, it feels different from most apartments in the best way. For a flat, the storage is excellent, and the double heightened ceiling made it feel really spacious. The location has been another real highlight, so close to Portobello for walks by the sea, and with main transport routes nearby, it is easy to jump on a bus into the city. It has been a real pleasure to live here, but the time has come for me to move on.

Home

SALES & LETTINGS

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