

# 5/2 Brighton Place

PORTOBELLO, EDINBURGH, EH15 1LH



*Spacious Two-Bedroom First-Floor Flat In Portobello*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom first-floor flat in Edinburgh's population area of Portobello.

# THE LIVING ROOM



Inside, the property comprises a spacious living area which overlooks Portobello High Street and is generously proportioned, creating a space that is versatile for various configurations of furniture.



# THE KITCHEN



The fully equipped kitchen with dining area includes a gas hob, fan oven, integrated dishwasher and freestanding washing machine. The space is very accommodating and offers ample space for dining furniture.



# THE DINING ROOM







There are two bedrooms, one of which is a large double and a smaller bedroom, but still a double bedroom adjacent to the kitchen, which too would make an excellent home working space. The property boasts one large four-piece bathroom, which is in excellent condition and neutrally decorated. The shower is a mains pressure shower and, much like the rest of the property, is well proportioned.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2





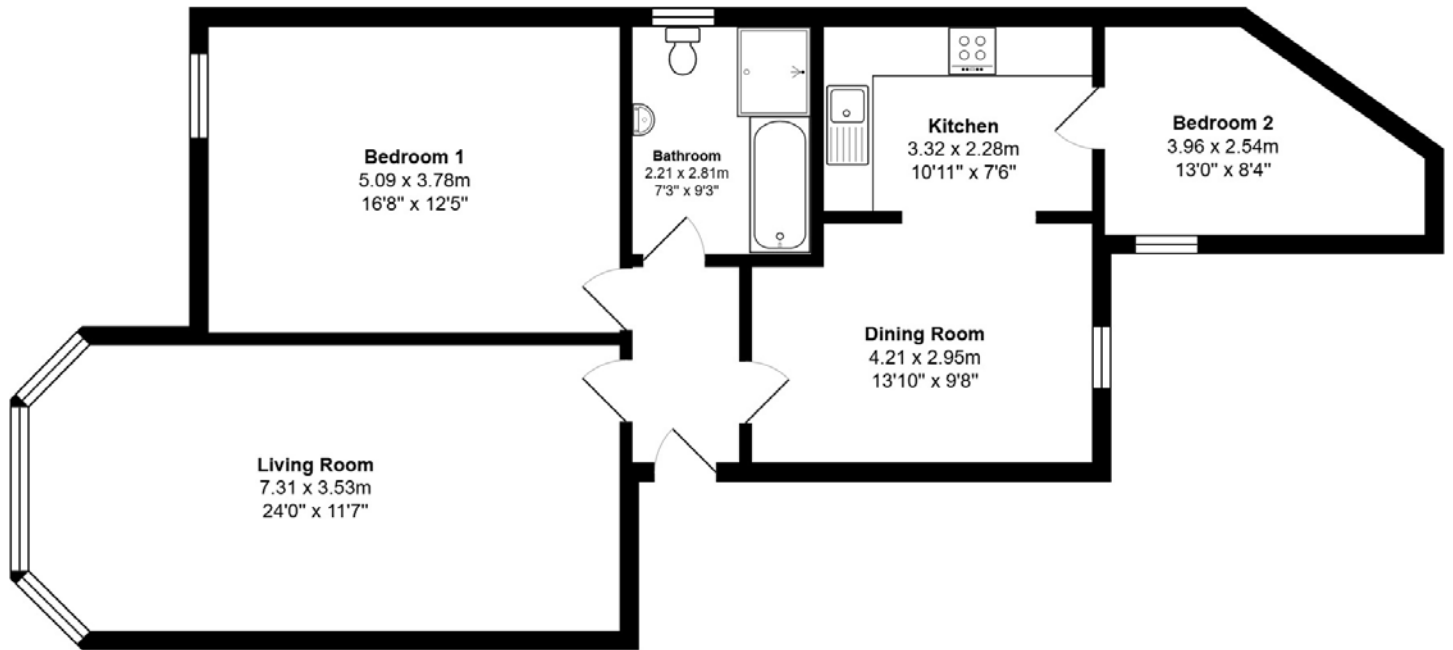
The property includes gas central heating and double-glazed windows, making for a cosy and cost-effective home, year-round, as well as on-street parking in the local area.

# EXTERNALS & VIEW



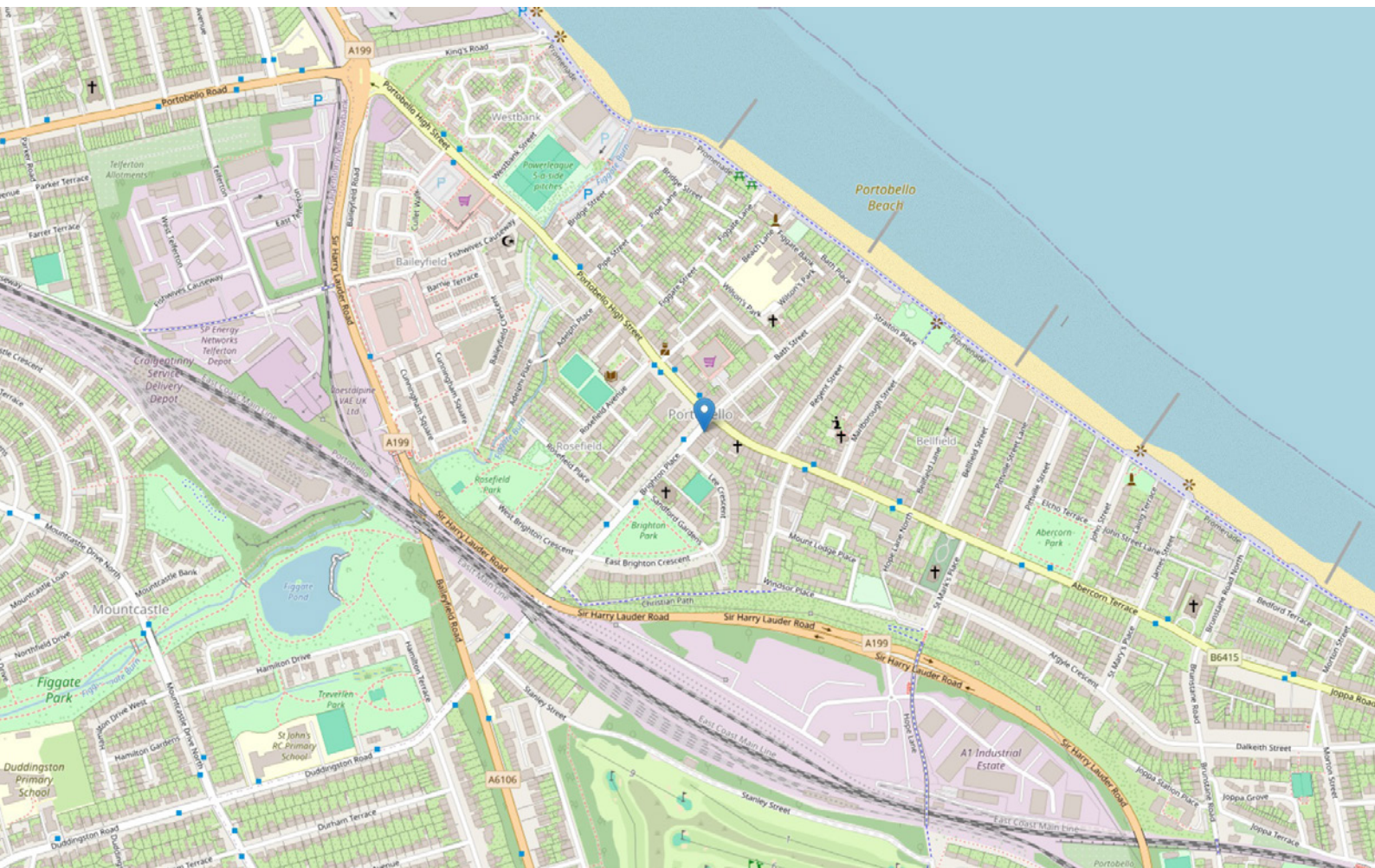


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Portobello is a very popular destination located to the East of Edinburgh's city centre. In the High Street area itself, there is an abundance of shopping facilities serving everyday and monthly requirements, so there is little need to venture from the area. For those who feel their needs are greater, there is an Asda supermarket located just a short drive from the property.







In the vicinity, there are also a number of recreational facilities, including many delightful walks along the promenade and beach, and there are many fine golf courses in the area. On the promenade for eating or coffee, there is The Beach House, The Espy, The Tide and to the east, the Dalriada. On the High Street in Portobello, there are wine shops, pubs, and for eating or carry-out, there are Chinese and Indian as well as fish and chips shops and other takeaways. There is a local indoor swimming pool and fitness suite for those who like to keep fit. For sporty individuals, there are also local artificial football pitches and a sailing and rowing club.

Local schooling at both primary and secondary levels can also be found in close proximity to this property.

There is a regular bus service virtually on your doorstep that will take you west, heading towards Edinburgh city centre, or east via the nearby area of Joppa, on to Musselburgh and beyond.



**McEwan Fraser Legal**

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