

KILGOUR

PROPERTY



16 Flint Terrace, Edinburgh EH15 1AE





- Spacious Living/Kitchen Area
- W/C
- 2x Double Bedroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Juliet Balcony
- Council Tax – Band D
- EPC – Band B

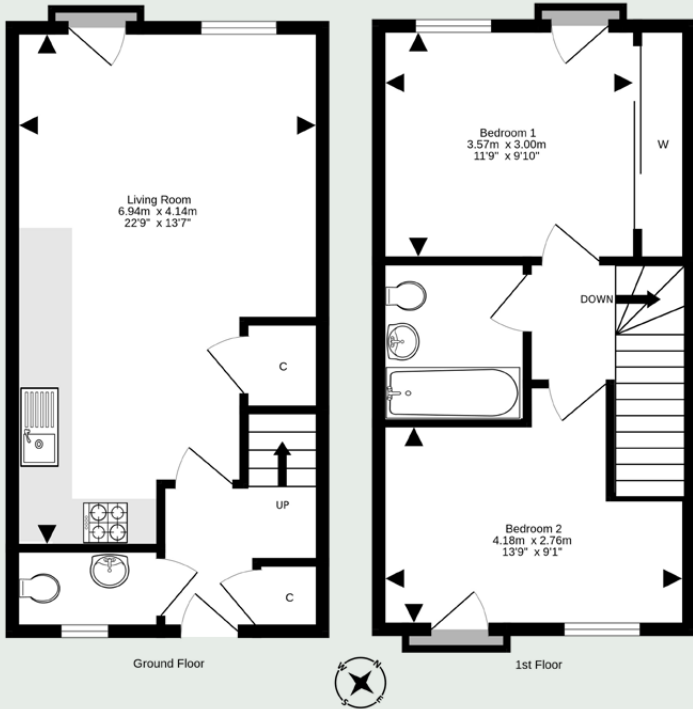
Viewing by appointment through selling agent on 0131 273 5233

Description

Well presented, bright main door duplex flat offering spacious and comfortable accommodation, comprising First Floor: Entrance Hallway, open plan Living Room/Kitchen and WC. Second Floor: 2 Bedrooms and Bathroom. The kitchen is stylish and well-appointed with modern base and wall units with integrated appliances. The space between the living and kitchen area is ideal for a dining table, and cupboards allow for plentiful storage. The two bedrooms are good sized double rooms with space for furnishings. The family bathroom completes the accommodation with a three-piece suite and mains shower over bath. Further benefits on offer include gas central heating, double glazing, a communal back garden and shared parking.

Location

Portobello is a thriving and vibrant residential area located to the east of the city centre on the seaside. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by the Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

1 2 1 B
R
B
C
EPC BANDD
COUNCIL TAX BAND

Living Room/ Kitchen	22'9 x 13'7	6.94 x 4.14
Bedroom 1	11'9 x 9'10	3.57 x 3.00
Bathroom 2	13'9 x 9'1	4.18 x 2.76





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