

KILGOUR

PROPERTY



**106/6 Portobello High Street, Portobello,
Edinburgh, EH15 1AL**





- Lounge
- Separate Kitchen
- 2 Bedroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Shared Gardens
- Secure Entry System
- Council Tax – Band B
- EPC – Band D

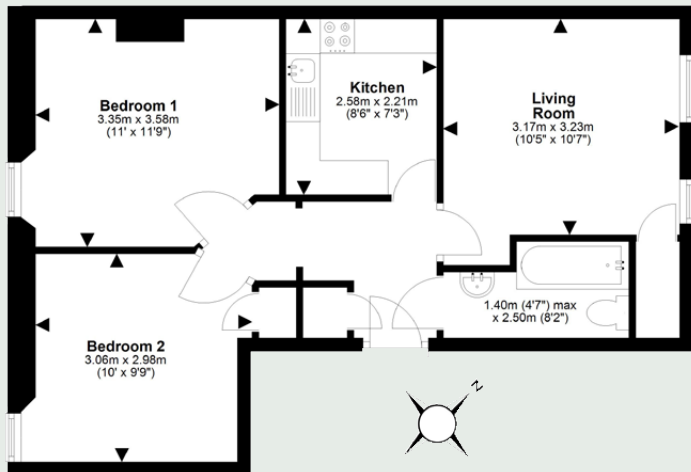
Viewing by appointment through selling agent on 0131 273 5233

Description

A stylish and very well presented top floor flat that has excellent views to both the front and rear of the property. It is superbly placed to take advantage of the many day to day amenities it has on its doorstep and is also ideally placed for commuting throughout the city and further afield. Entrance into the building is gained via a secure entry system and there is a shared garden/patio area to the rear.

Location

Located just three miles to the east of Edinburgh city centre, Portobello with its award-winning beach, bustling promenade and scenic open spaces is a sought-after place to live. Along with peaceful walks, and beach days, this historic neighbourhood boasts a tastefully refurbished Category A listed Victorian swimming baths with fitness classes, an authentic Turkish bath, and a gym; and a five-a-side football facility along with the Portobello Kayaking and Sailing Club, and Row Party. An array of restaurants and bars includes the Beach House Cafe and Civerinos. Daily shopping needs are met by an Aldi, Sainsbury's Local and Co-op as well as by independent retailers. A monthly farmers market is held in Brighton Park and there is an Asda five minutes away. Local schooling includes Towerbank Primary School and Portobello High School with private options in easy reach. Portobello has excellent transport links with regular bus services taking you from the High Street into Edinburgh City Centre in 25 minutes, and there is easy access to the A1 and City Bypass

1 2 1 D
A
B
C
EPC BANDB
COUNCIL TAX BAND

Lounge	10'7 x 10'5	3.23 x 3.17
Kitchen	8'6 x 7'3	2.58 x 2.21
Bedroom 1	11'9 x 11'0	3.58 x 3.35
Bedroom 2	10'0 x 9'9	3.06 x 2.98





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95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

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