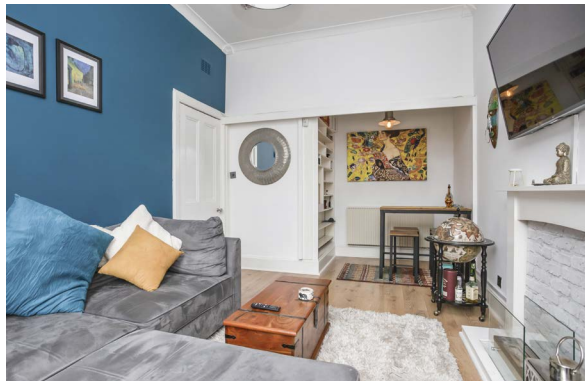




2/10 Ramsay Place  
PORTOBELLO | EDINBURGH | EH15 1JA

  
**warners**  
solicitors & estate agents





## 2/10 Ramsay Place

PORTOBELLO | EDINBURGH | EH15 1JA

Nestled in the heart of Portobello, within minutes' walk of the beach is this stylish top floor apartment. Offered to the market in true move in condition this flat would make an ideal first time buy, buy to let investment or pied-a-terre. The accommodation comprises welcoming entrance hallway with ample sized storage cupboards, spacious lounge with dining area, separate modern kitchen with skylight, bright double bedroom and the property is finished by a bathroom with white three-piece suite of shower over bath. Externally there is a well-kept communal garden with free on street parking.

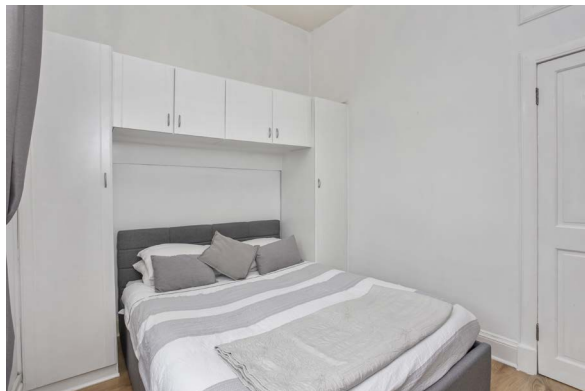
- Portobello location
- Moments from the beach
- Top floor apartment
- Welcoming hallway
- Stylish lounge with dining space
- Separate kitchen with skylight
- Spacious bedroom
- Modern bathroom
- Communal garden

Extras: Oven, hob, washing machine, storage heaters and all fitted floorcoverings. EPC Rating F

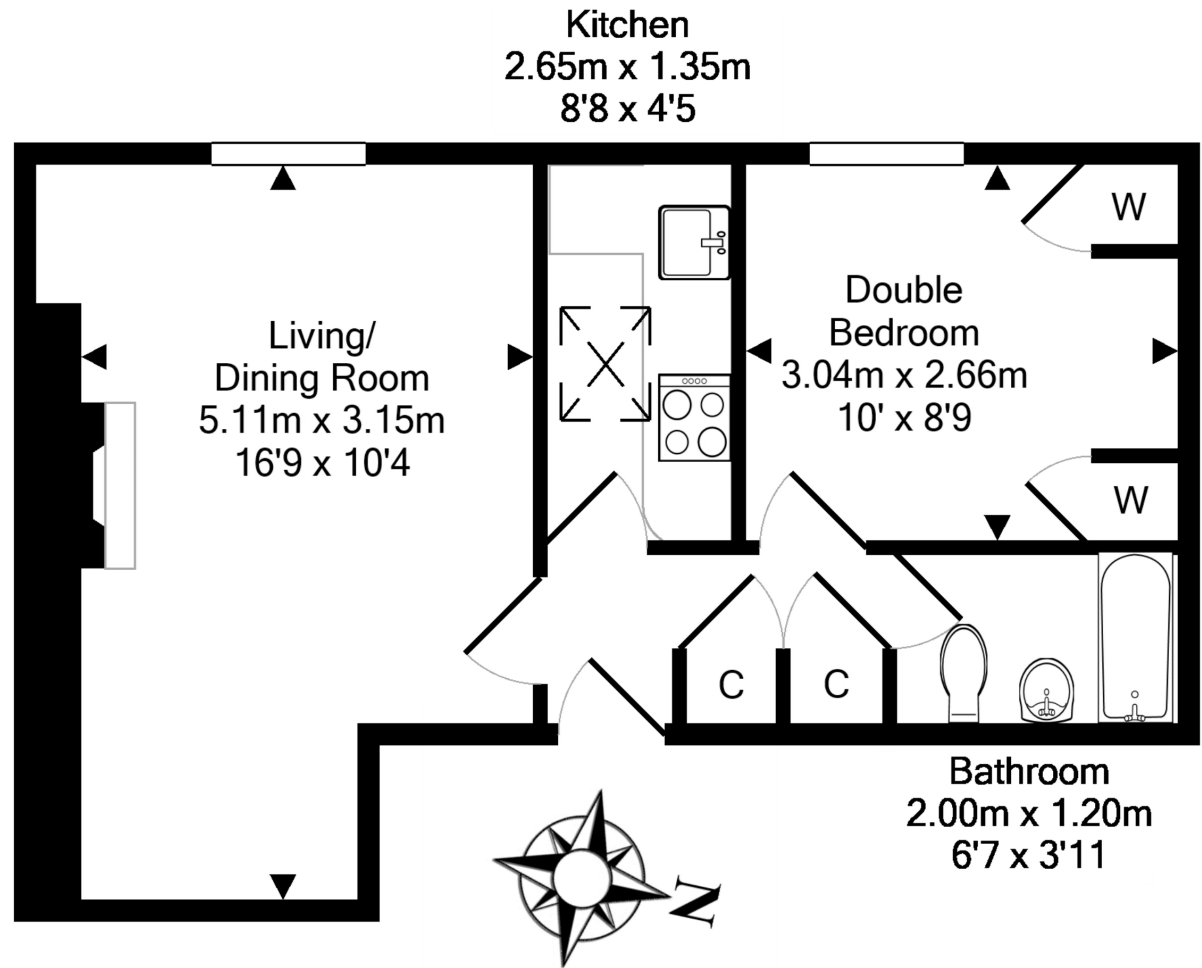
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The property is located within the sought-after Portobello area, which lies to the east of Edinburgh city centre. The property is situated in a quiet residential development, yet is still well positioned to take advantage of the beach, promenade and a superb range of shopping outlets at Portobello High Street, just a few minutes walk away, supported by the usual banks and postal services. Leisure facilities on offer are first class and include a choice of bars and restaurants including the highly rated Beach House cafe. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as a sailing and kayaking club, an indoor child play area, football pits and two play parks. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach whilst good schooling is well represented from nursery to senior level.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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