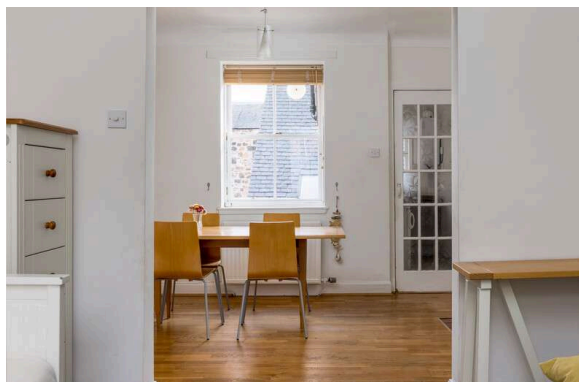




29/1 Wilson's Park  
PORTOBELLO | EDINBURGH | EH15 1HY

  
**warners**  
solicitors & estate agents



## 29/1 Wilson's Park

PORTOBELLO | EDINBURGH | EH15 1HY

29/1 Wilson's Park is a charming first floor Victorian flat, filled with natural light. Enjoying a quiet location, nestled in the heart of Portobello, a beloved seaside town known for its vibrant atmosphere and wonderful coastal setting.

The home boasts a spacious dining room, featuring high ceilings, engineered flooring, good storage and a large window flooding the room with natural light. Whilst the fireplace is currently blocked off, a gas pipe is present should a prospective buyer wish to reinstate a gas fire. Adjacent to the dining room is a cosy living room, perfect for relaxing evenings with friends and family.

The separate galley kitchen boasts two windows, filling the room with natural light and providing good ventilation. Its efficient layout ensures convenience and functionality for everyday cooking and there is space for a slimline dishwasher.

This delightful flat boasts three bedrooms. Bedroom 1 offers ample built-in storage. Bedroom 2 is a single bedroom and Bedroom 3 is only big enough as a child's bedroom but makes an ideal study/home office. In addition the flat benefits from a partially floored attic and a private shed in the shared rear courtyard, both of which offer valuable additional storage space.

The contemporary bathroom features a shower over Japanese bath adorned with attractive blue tiling, adding a touch of coastal charm.

Overall, this first floor Victorian flat in Portobello offers a blend of timeless charm and modern convenience, providing a cosy retreat in this popular seaside town. In brief the property comprises -

- Welcoming hall.
- Spacious dining room with adjacent living room.
- Galley kitchen with white units.
- Three bedrooms.
- Contemporary bathroom, with shower over bath.
- Partially floored attic.
- Gas central heating.
- On street parking.
- Communal courtyard - with private shed with space for two bikes
- Recently installed boiler, oven and washing machine

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



All furniture and appliances to be included in the sale. EPC rating C.

The fashionable seaside suburb of Portobello offers the best of both worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafes, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.





**Wilson's Park,  
Edinburgh,  
Midlothian, EH15 1HY**



Approx. Gross Internal Area  
665 Sq Ft - 61.78 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024

