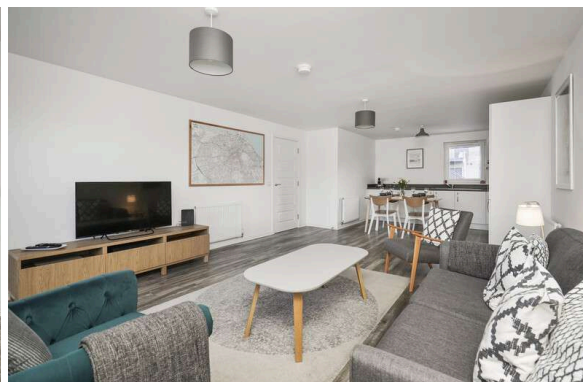




15 Flint Terrace
PORTOBELLO | EDINBURGH | EH15 1AE


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15 Flint Terrace

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15 Flint Terrace is a stunning main door flat located in the charming seaside town of Portobello. Situated in a modern development, this flat offers a comfortable and contemporary living space.

The hallway features a large utility area, providing ample storage space and convenient facilities for laundry and other household tasks. Off the hallway you enter the heart of the flat—the large living room. This room serves as a lounge area and a dining area, providing plenty of space for relaxation and entertainment.

Adjacent to the living room is a modern kitchen, complete with all the necessary amenities and appliances. The living room also features doors that open up to the rear garden area, perfect for enjoying outdoor activities or simply basking in the fresh sea breeze.

The flat boasts a master bedroom that allows direct access to the garden. The room is designed to provide a peaceful and comfortable retreat. The second bedroom is a true double bedroom, giving it real flexibility. This thoughtful layout caters to those who work from home, providing a dedicated and productive area.

Completing the amenities of the flat is a modern bathroom, featuring a shower over the bath. This stylish bathroom provides a relaxing and functional space. Overall, this ground floor flat in Portobello's popular seaside town offers a contemporary living experience with its spacious living room, modern kitchen, and private garden area. In brief it comprises:

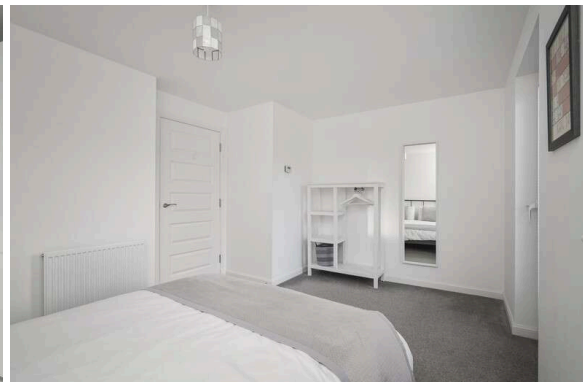
- Welcoming hallway with utility area.
- Beautiful, open plan living area with modern kitchen.
- Two double bedrooms.
- Modern bathroom with shower over bath.
- Gas central heating and double glazing.
- Private front garden and shared rear garden.
- Allocated parking space.

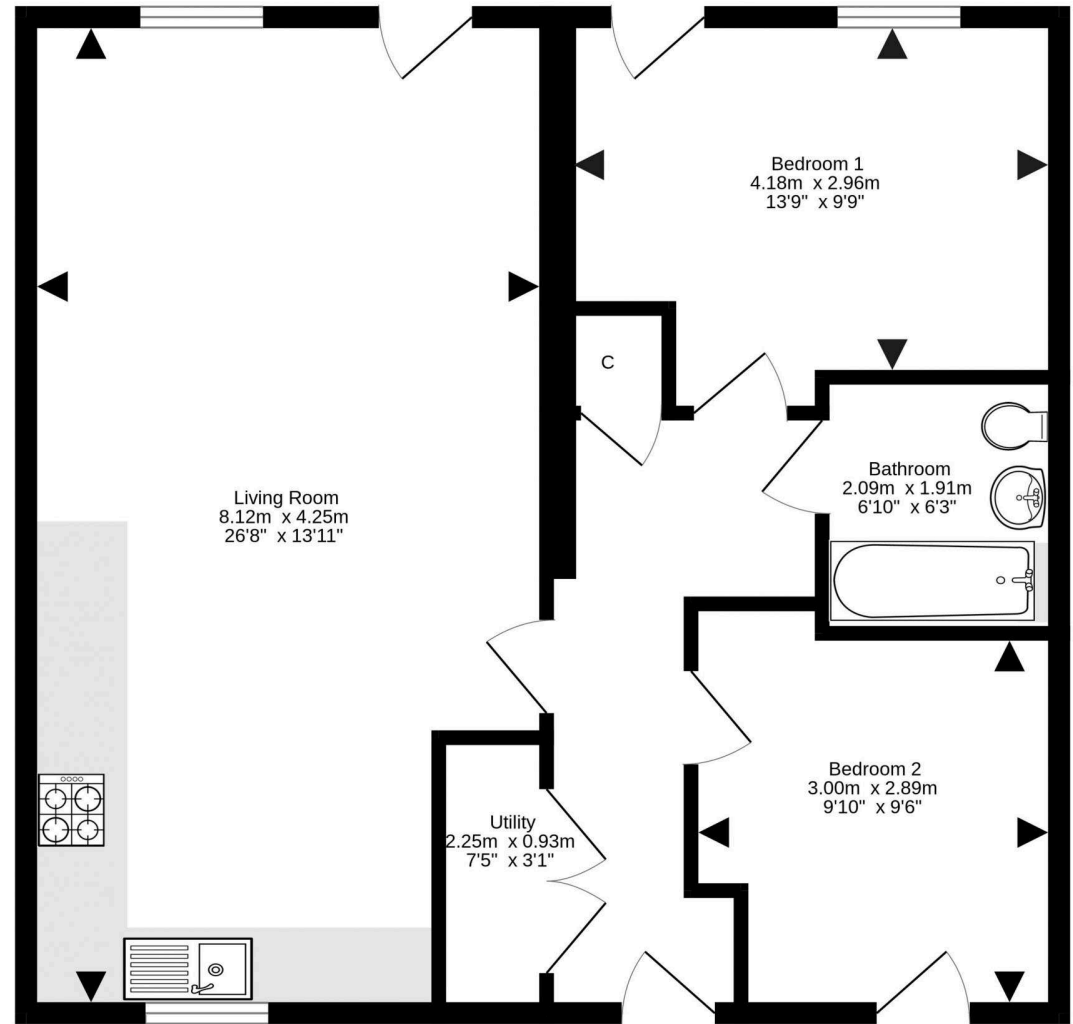
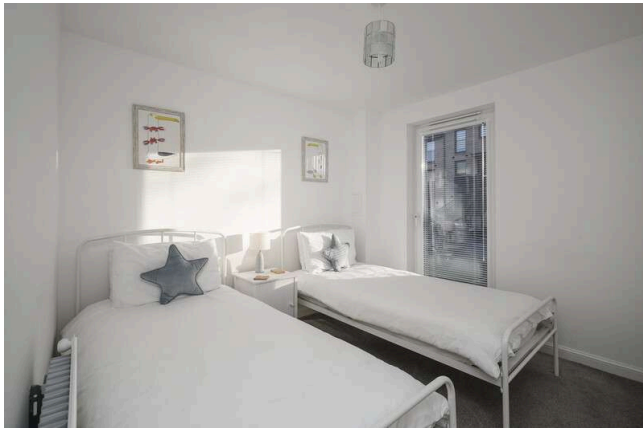
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The oven & hob, integrated fridge freezer, integrated dishwasher, washing machine, and blinds will be included in the sale. EPC Rating B.

The fashionable seaside suburb of Portobello offers the best of all 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.





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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