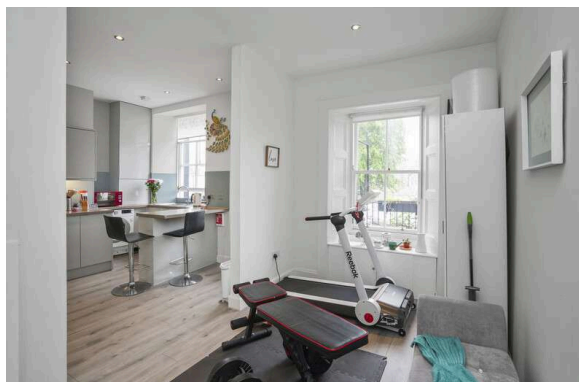




199A Portobello High Street
PORTOBELLO | EDINBURGH | EH15 1EU


warners
solicitors & estate agents



199A Portobello High Street

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Set in the heart of Portobello, a short distance from the beach and excellent local amenities on your doorstep is this refurbished apartment boasting an effortless blend of traditional features with contemporary finishes. The property offers flexible accommodation and will make an ideal first time buy, pied-a-terre or investment purchase, and comprises;

- Common carpeted stairway to property
- Entrance hallway
- Large front facing bedroom with nursery/study/dressing room off
- Modern fitted kitchen with integrated appliances breakfast bar to sitting area
- Private balcony off kitchen/living
- Bathroom with waterfall mains shower over bath and vanity sink unit
- Double glazed sash and case windows
- Gas central heating
- Permit holder on street parking
- Close to the beach
- Moments from trendy cafes and restaurants

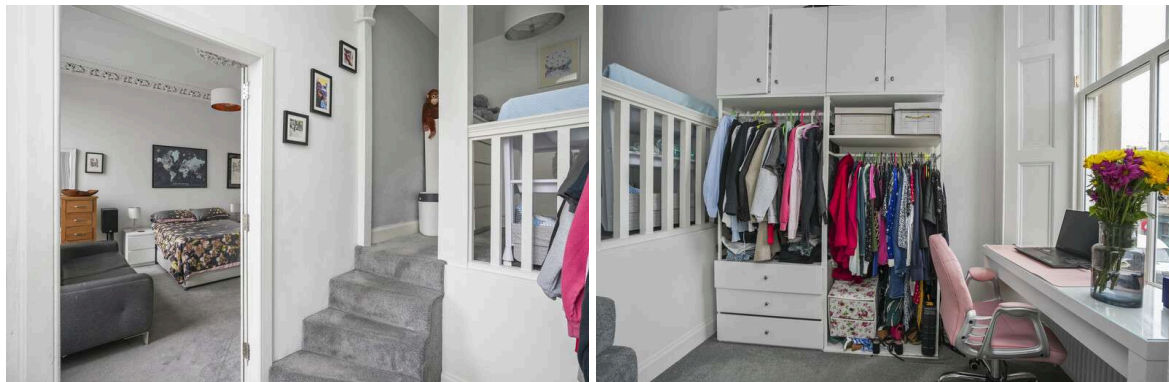
Extras: All fitted blinds, integrated fridge/freezer, washing machine/tumble dryer, TV bracket, bookshelf, wardrobe, and treadmill will be included.

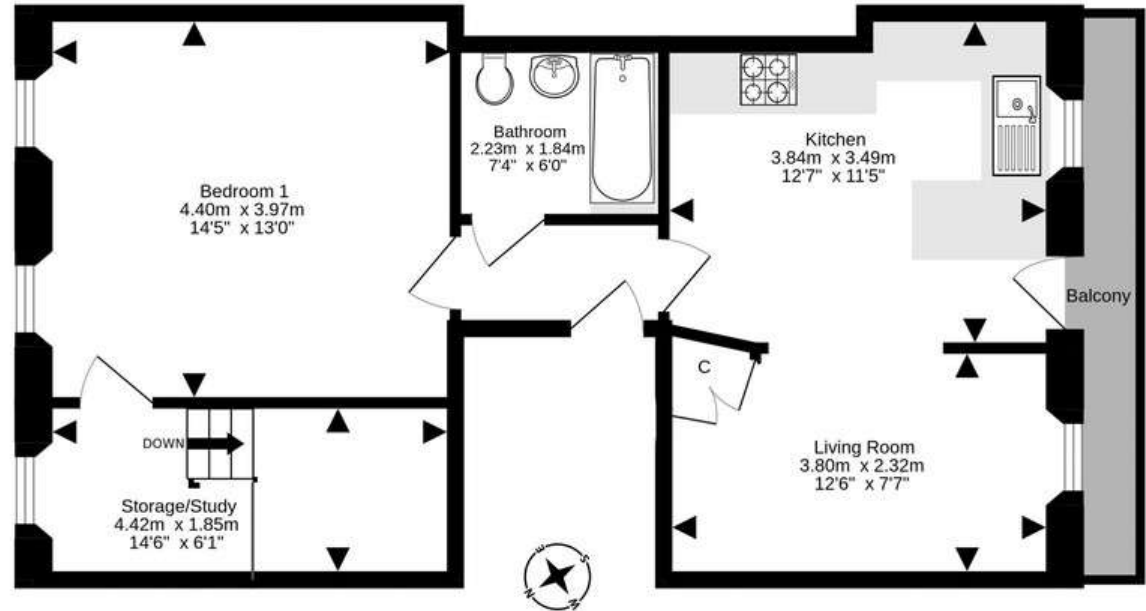
EPC rating D.

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



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 cafés, 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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