



22/1 Southfield Place
PORTOBELLO | EDINBURGH | EH15 1LZ


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22/1 Southfield Place, Portobello

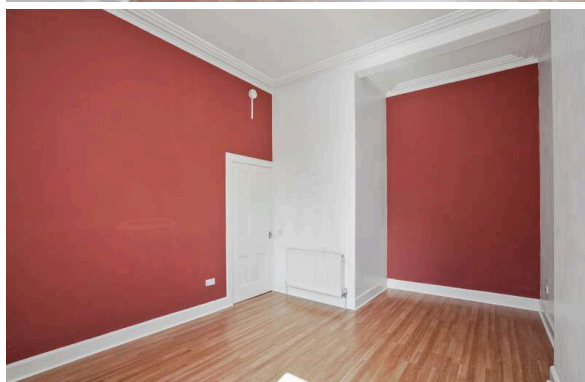
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Set in scenic Portobello, moments from the beach and Arthur's Seat is this spacious ground floor apartment. Boasting double glazing, gas central heating and a well-kept communal garden this property would make an ideal home in a quiet, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with three ample sized storage cupboard, a bright South facing lounge with generous dining space, a contemporary kitchen, two well-proportioned double bedrooms and the flat is completed by a bathroom with shower over bath.

- Traditional tenement in Portobello
- Well-kept communal garden
- Moments from the beach and Arthur's Seat
- Welcoming hallway with ample sized storage cupboards
- Bright South facing lounge with dining space
- Contemporary kitchen
- Two well-proportioned double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Free on street parking

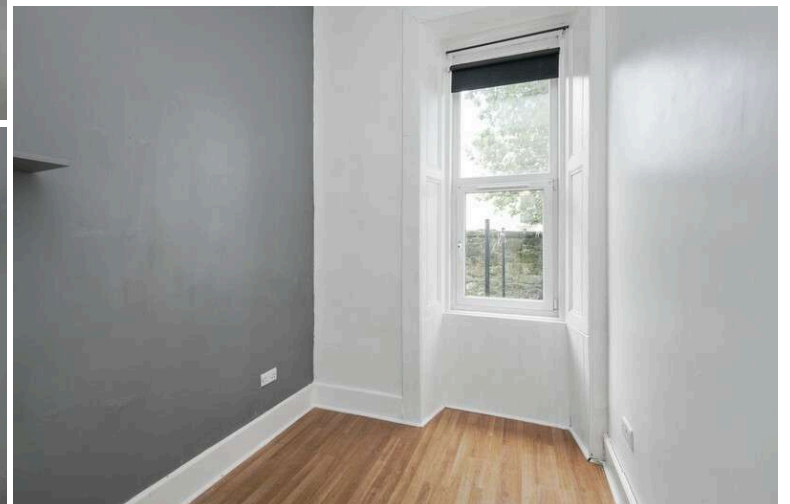
EPC rating D. Extras include all white goods and curtains.

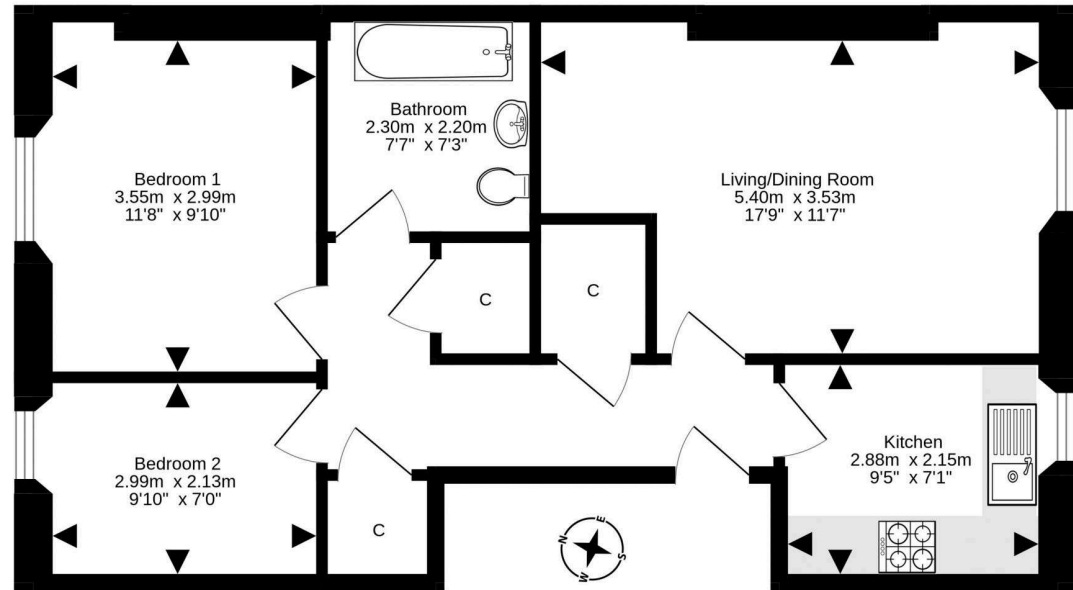


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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, outstanding independent shops and cafes, 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 fitness classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Ford 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 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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