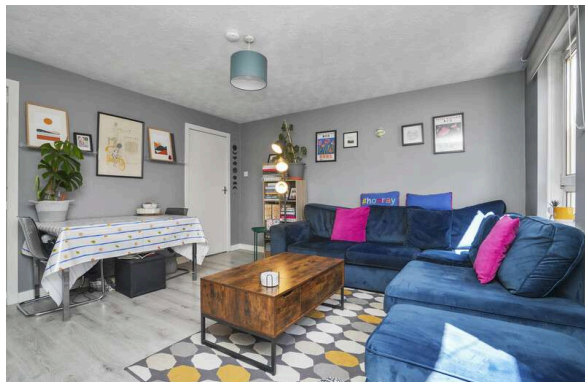




6 (Flat 1) Figgate Street  
PORTOBELLO | EDINBURGH | EH15 1HL

**warners**  
solicitors & estate agents





## 6 (Flat 1) Figgate Street

PORTOBELLO | EDINBURGH | EH15 1HL

Warners are delighted to present to market this fantastic first floor apartment, located in the heart of the seaside town of Portobello, a short walk away from the beach and a host of shops, eateries and transport links to surrounding areas. You'll enter the property through a welcoming hallway with a two storage cupboards that leads to a spacious twin windowed living/dining room which has ample room for both relaxing and dining furniture and there is also a good sized storage cupboard. The modern well equipped kitchen comes with a good mix of wall and base units and both bedrooms are doubles with integrated storage. A bathroom with stylish three piece suite, hanging shower over bath and ladder radiator completes the internal accommodation. The property further benefits from gas central, double glazing, secure entry system and unrestricted street parking. This lovely home is sure to appeal to a wide variety of buyers, being suitable for first time buyers and young families, as well as for retirement purchasers and investors alike. Early viewing is recommended!

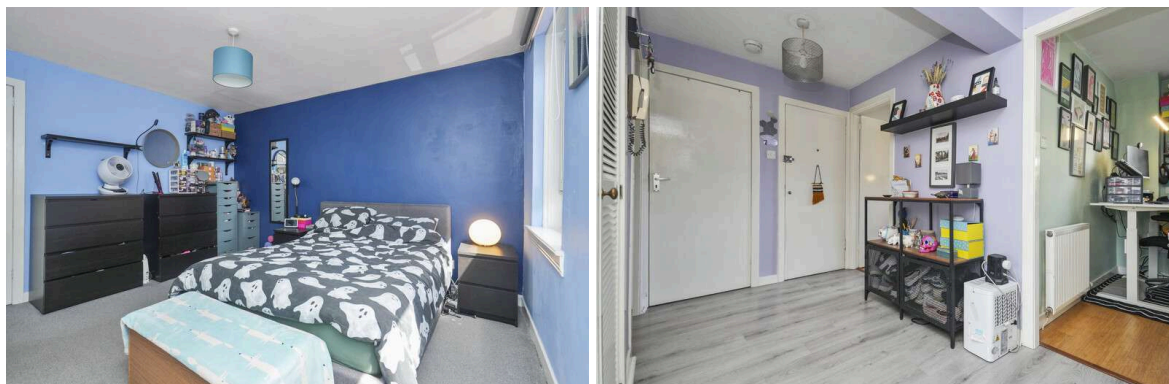
- First floor flat in Portobello, short walk from beach and shops
- Welcoming Hallway with two storage cupboards
- Twin windowed living/dining room with storage cupboard
- Modern well equipped Kitchen
- Two doubles bedrooms (One with integrated storage)
- Bathroom with stylish three piece, mixer shower over bath and ladder radiator
- Double glazing and gas central heating
- Secure entry system
- Unrestricted street parking

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

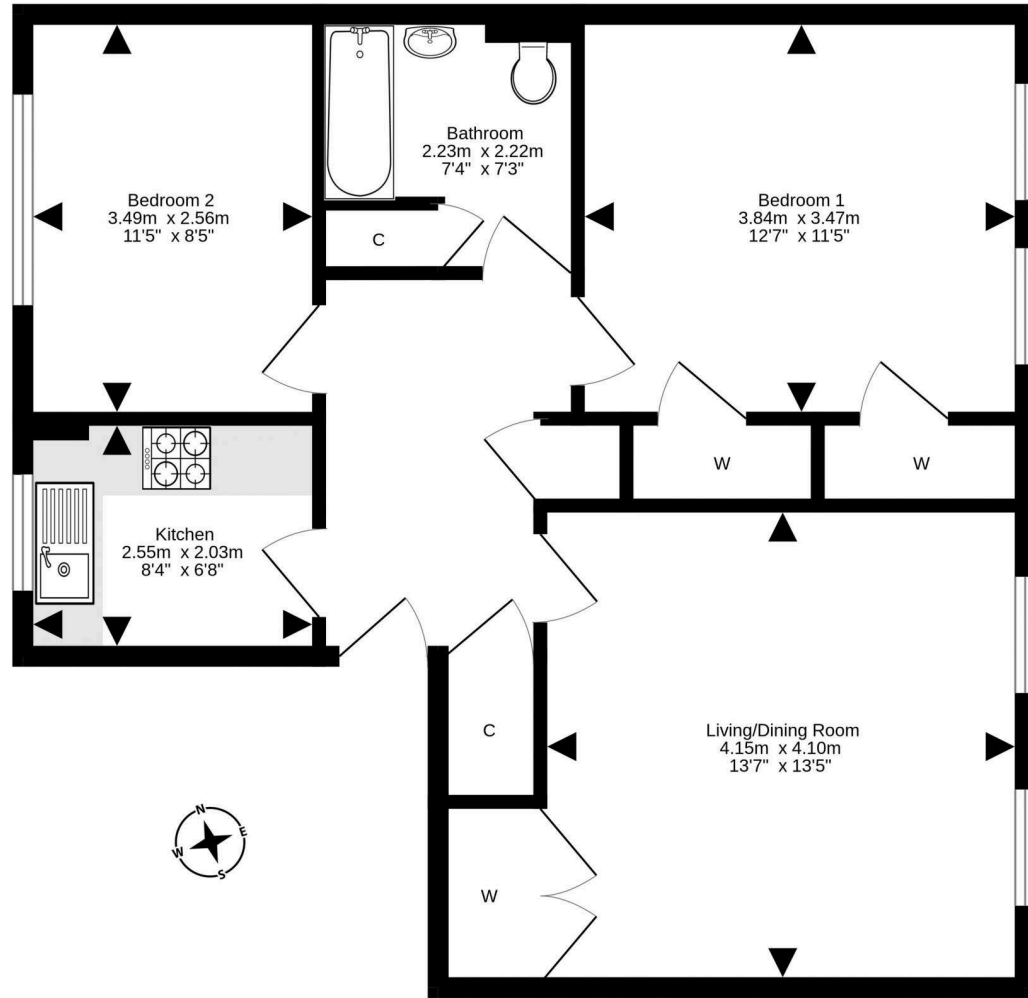
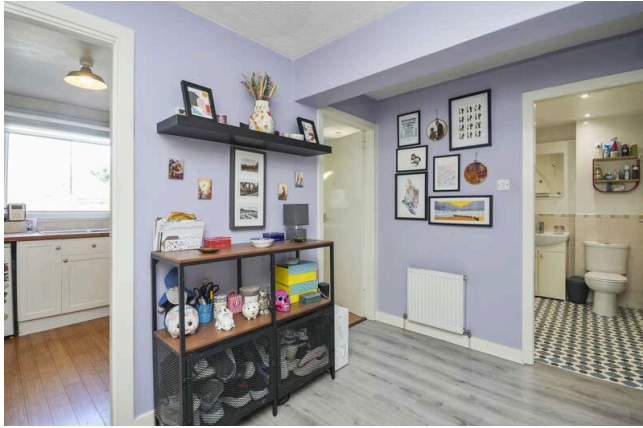


All light coverings and blinds will be included in the sale of the property EPC: B

The property is located within the sought after Portobello conservation area, which lies to the east of Edinburgh city centre. The property is situated in a quiet residential street, yet is still well positioned to take advantage of a superb range of shopping outlets at Portobello High Street, just a few minutes walk away, including a Sainsburys local, Bank of Scotland 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, 5-a-side football centre 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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espc