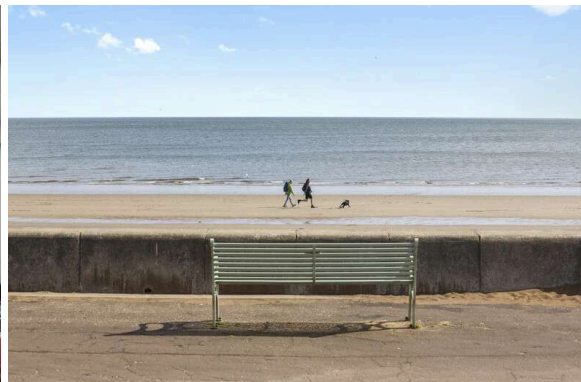
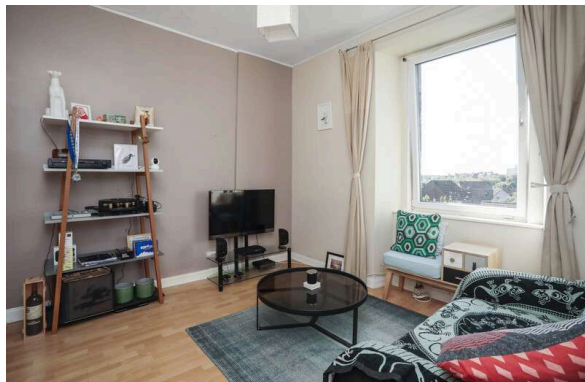




38/11 Kings Road  
PORTOBELLO | EDINBURGH | EH15 1DY

  
**warners**  
solicitors & estate agents





## 38/11 Kings Road

PORTOBELLO | EDINBURGH | EH15 1DY

Warners are delighted to bring to the market this one-bedroom, top-floor flat within a traditional tenement building situated in the highly desirable coastal town of Portobello. Set just a short distance from the famous Portobello beach the property is within walking distance of excellent amenities and transport links, providing easy access to the city centre.

The property is offered to the market in good decorative order throughout and will appeal to a wide variety of buyers including first-time buyers, young professionals and rental investors. The accommodation is comprised of a well-proportioned lounge which provides access to a practical galley kitchen, spacious double bedroom and completed by three-piece shower room suite.

Externally, the property benefits from a communal garden and shared drying green, on-street parking and an attractive position with the beach within walking distance.

- Top-floor flat forming part of a traditional tenement in Portobello
- Well-proportioned living room
- Well-appointed galley kitchen
- Large double bedroom
- Three-piece shower room
- Communal garden and drying area

EPC Rating F.

Extras include curtains, fridge, freezer, washing machine, oven, microwave and toaster.

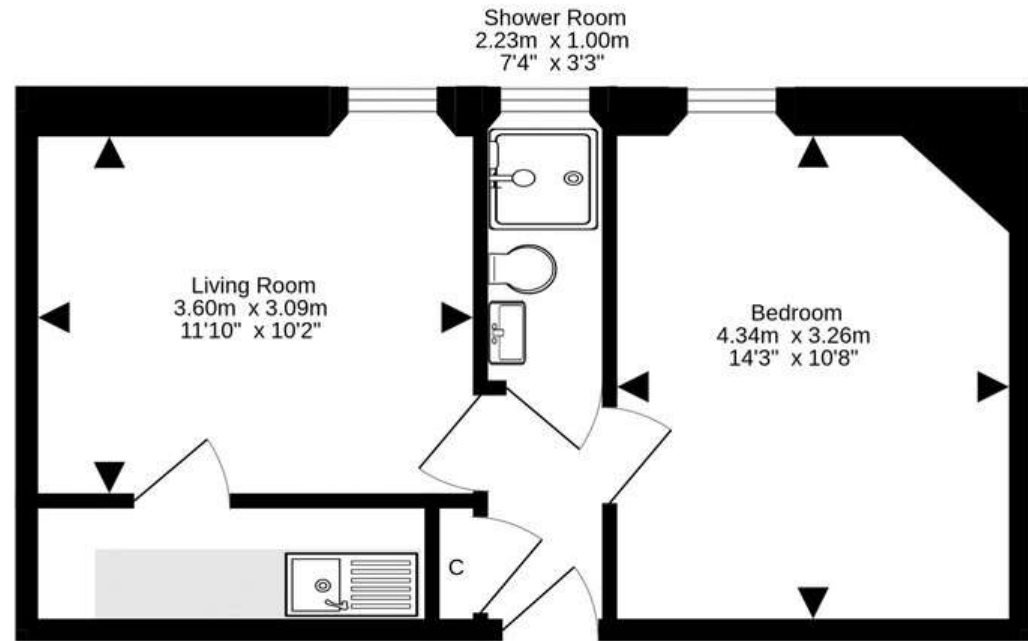
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 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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