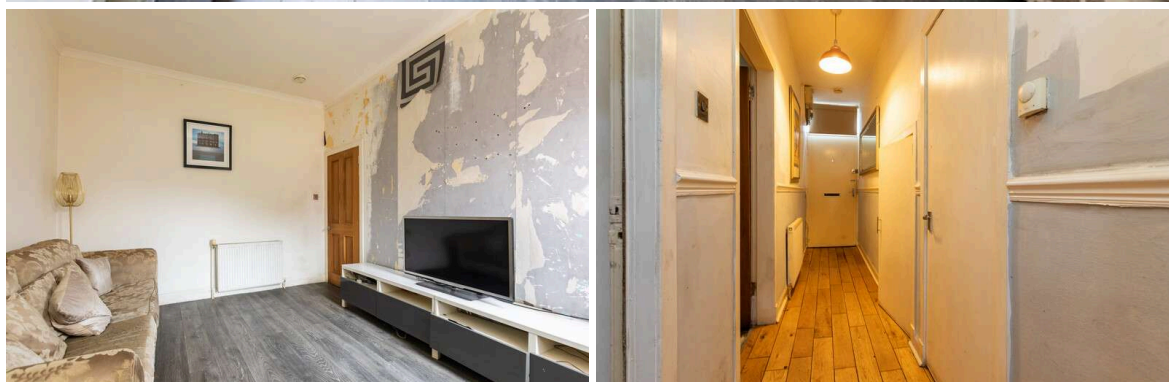




16 Adelphi Place  
PORTOBELLO | EDINBURGH | EH15 1BG

  
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solicitors & estate agents



## 16 Adelphi Place

PORTOBELLO | EDINBURGH | EH15 1BG

Spacious one bedroom main door flat within a traditional building situated a short walk from the various High Street amenities. The property, although in need of decorative works, offers a fantastic opportunity for a first time or investment buy. The property comprises entrance hall with storage and utility cupboards, spacious lounge overlooking private enclosed rear garden, galley kitchen fitted with high gloss units, integrated appliances and gives access to the garden, generous double bedroom and shower room with mains shower cubicle. The property also benefits from gas central heating, double glazing and unrestricted on street parking.

- In need of some decorative works
- Hallway with storage and utility cupboard
- Spacious lounge
- Modern fitted kitchen with direct access to rear garden
- Generous double bedroom
- Shower room with mains shower cubicle
- Gas central heating & double glazing
- Private west facing rear garden, laid to lawn with patio area and shed
- Unrestricted on street parking

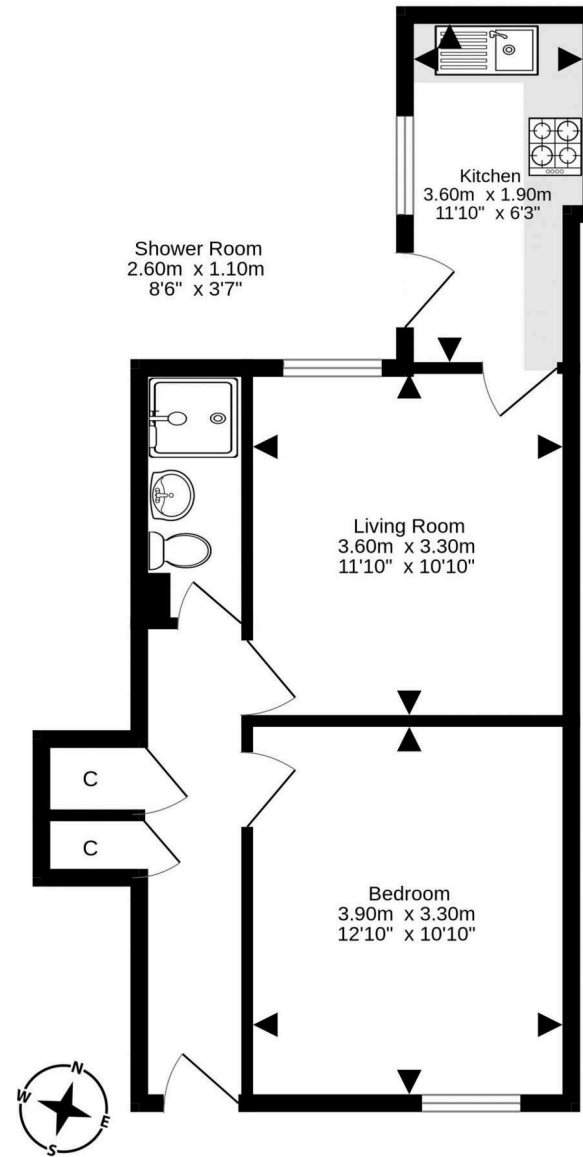
Included in the sale will be all blinds, cooker, hob, the fridge and freezer. EPC Rating D

**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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