



36/7 Bath Street
PORTOBELLO | EDINBURGH | EH15 1HD


warners
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Nestled in the heart of Portobello, moments from the beach and promenade and excellent artisan coffee shops is this well-presented top floor apartment. Set in a traditional handsome sandstone tenement the property boasts sea views over the Firth of Forth, a well-kept communal garden ornate period features, gas central heating and double glazing and would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, bright bay windowed lounge with generous dining space, feature fireplace and detailed cornicing, a contemporary kitchen with attractive units, spacious master bedroom with ample storage cupboard and box room with window, a second well-proportioned double bedroom and the flat is completed by a stylish bathroom with shower over bath.

- Traditional top floor apartment with sea views
- Moments from the beach and promenade
- Welcoming hallway with storage
- Bright bay windowed lounge with detailed cornicing
- Contemporary kitchen
- Two double bedrooms (one with a box room with window)
- Stylish bathroom
- Well-kept communal garden

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 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.

EPC D, Council tax C. Factors are £30 a year for Gardner and £50 a year for gutter cleaning. Extras included in this sale are the dishwasher and washing machine, blinds and bookshelf attached to the wall in living room. All kitchen appliances (except the fridge freezer) will also be included in the sale.



