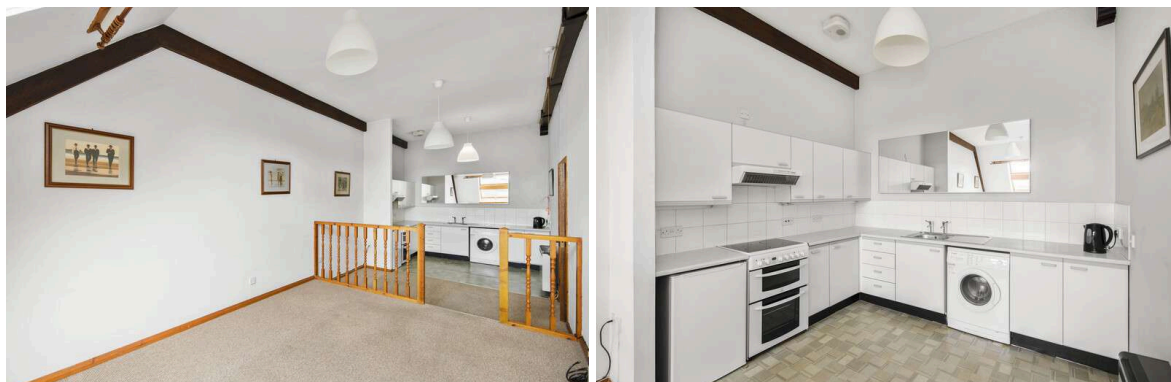




221/24 Portobello High Street  
PORTOBELLO | EDINBURGH | EH15 2AN

**warners**  
solicitors & estate agents



## 221/24 Portobello High Street

PORTOBELLO | EDINBURGH | EH15 2AN

Nestled in the heart of the popular seaside town of Portobello, this unique one-bedroom flat is situated within a charming converted church, seamlessly blending historic architecture with contemporary living. The flat features a spacious, open-plan living room and kitchen area, bathed in natural light. The kitchen is sleek and modern, outfitted with white units that offer both style and functionality.

The generously sized bedroom is a tranquil retreat, complete with an integrated wardrobe that provides ample storage. The property is completed by a modern shower room, designed with a clean, minimalist aesthetic.

Externally, residents benefit from well-maintained communal grounds, perfect for enjoying the fresh sea air. Additionally, there is a residents' car park, ensuring convenient parking in this sought-after location. In brief the property comprises -

- Welcoming hall with storage.
- Open plan living room/kitchen with attractive white units.
- Spacious double bedroom with storage.
- Contemporary shower room with neutral tiling.
- Communal gardens.
- Residents parking.

All integrated kitchen appliances and light fixtures are included in the sale.

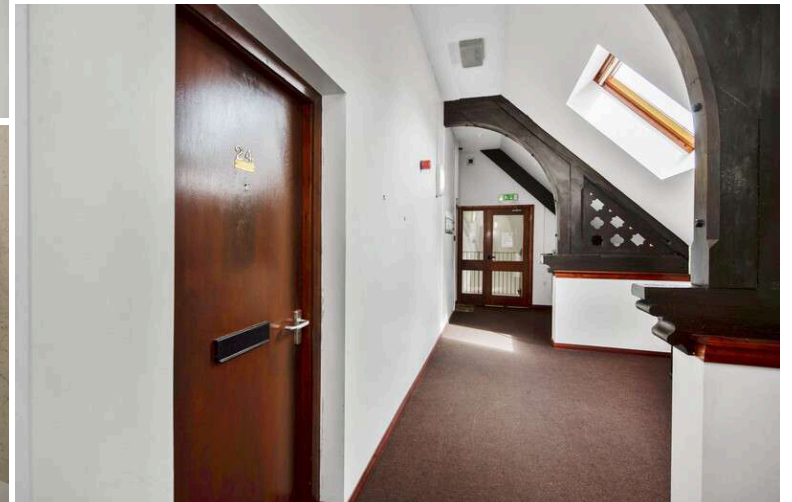
EPC Rating D

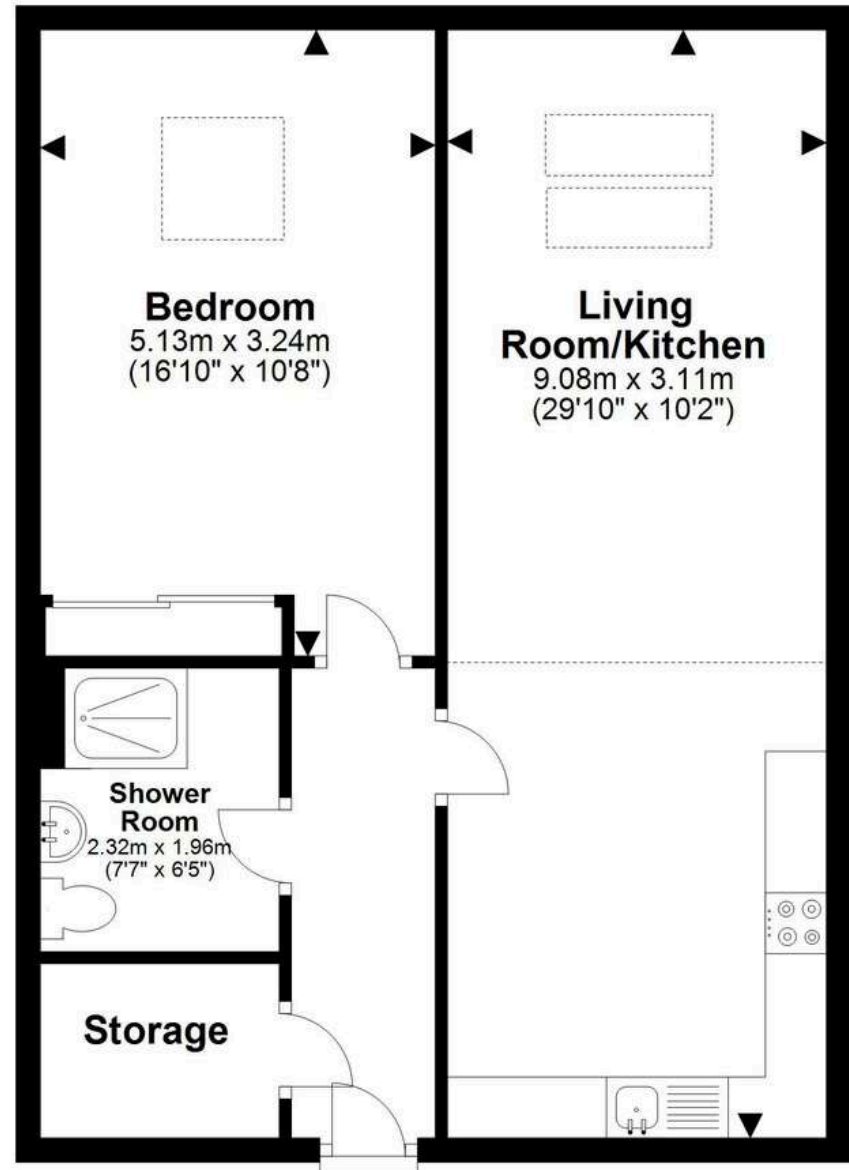
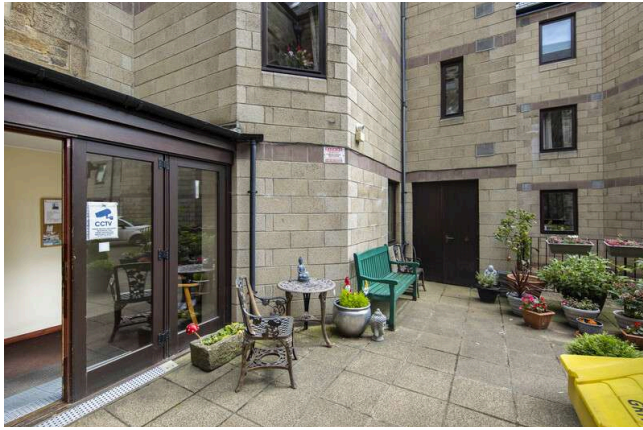
Residents must be at least 60 years old individually, or 55 and 60 as a couple

**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 Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.