



10/8 Marlborough Street
PORTOBELLO | EDINBURGH | EH15 2BG


warners
solicitors & estate agents



10/8 Marlborough Street

PORTOBELLO | EDINBURGH | EH15 2BG

Set on a quiet street in the heart of Portobello, moments from the beach and Promenade and surrounded by excellent cafes, bars and restaurants is this immaculately presented top floor Victorian apartment. The property boasts ornate period features, attic storage, gas central heating, double glazing, a well-kept communal garden and free on street parking and would make an ideal home in a tranquil, yet well-connected location. The property is East, South and West facing and has full morning and evening sun as well as views of Arthur's Seat and the sea.

The accommodation comprises a welcoming entrance hallway with storage cupboard, bright lounge with generous dining space and log burning stove, a contemporary kitchen with attractive units, a spacious master bedroom with detailed cornicing, feature fireplace and walk-in wardrobe, a second well-proportioned double bedroom and the flat is completed by a stylish bathroom with Teak furniture and a shower over bath.

- Top floor Victorian apartment
- Heart of Portobello location
- Welcoming hallway
- Bright lounge with dining space
- Contemporary kitchen
- Two double bedrooms (one with walk-in wardrobe)
- Stylish bathroom with shower over bath
- Well-kept communal garden
- Gas central heating
- Double glazing

Curtains in both bedrooms, lampshade in bathroom and small bedroom included in sale. Other items can be negotiated at an additional cost.

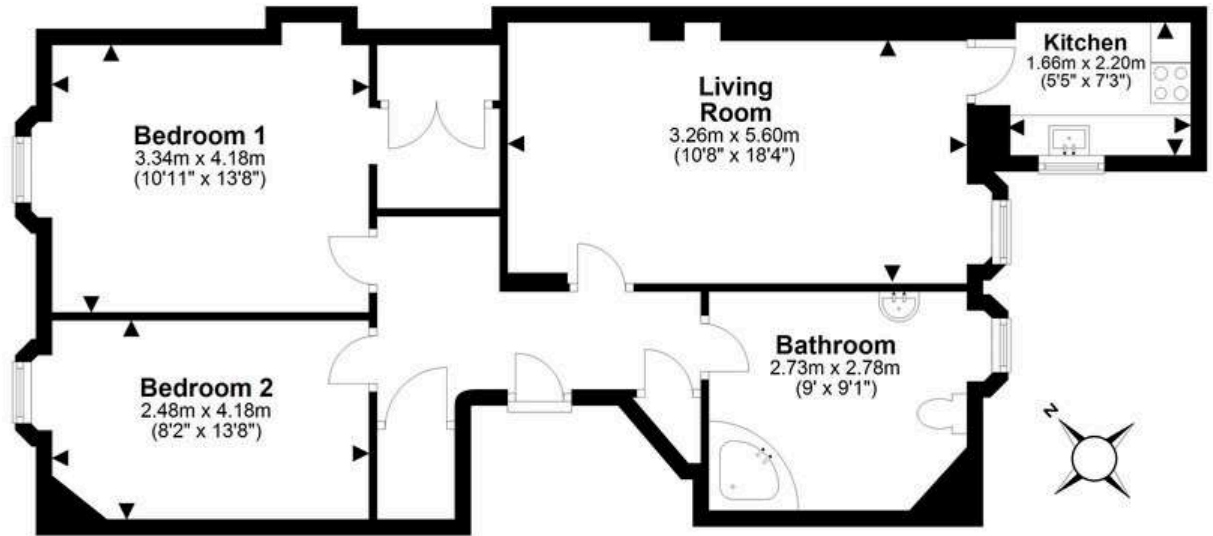
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



There are no factor charges associated with this property however there is a annual charge of £32.50 per year for cleaning of hallway and a voluntary payment of £5 per year for cutting grass.

The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the city centre, 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.