



37/5 Marlborough Street
PORTOBELLO | EDINBURGH | EH15 2BD


warners
solicitors & estate agents



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Warners are pleased to present this bright and beautifully presented two-bedroom, second-floor flat, located in an impressive Victorian tenement. Ideally situated close to both Portobello's sea-front promenade and High Street, the property boasts charming period features and a sea view.

The spacious entrance hall provides access to all rooms and includes a built-in storage cupboard. At the front of the property, the living room benefits from a bay window offering views of the seafront, along with a gas fireplace with a decorative surround and intricate cornicing. The kitchen, located at the rear, is equipped with real-wood countertops, tiled splashbacks, and under-cabinet lighting. Integrated appliances include an oven, gas hob with canopy, fridge/freezer, and washing machine.

Both double bedrooms are carpeted, with the rear bedroom featuring a storage cupboard. An internal box room off the hall has been cleverly set up as a useful home office/work from home space. The stylish bathroom, also at the rear, includes a three-piece suite with a shower over the bath, tiled walls, and a stainless-steel ladder radiator.

- Prime location near Portobello seafront and High Street
- Period features: bay windows, cornicing, hardwood floors
- Spacious living room with sea views and gas fireplace
- Well-equipped kitchen with real-wood countertops and integrated appliances
- Two double bedrooms plus a versatile box room
- Modern amenities: gas heating, double glazing, shared garden access

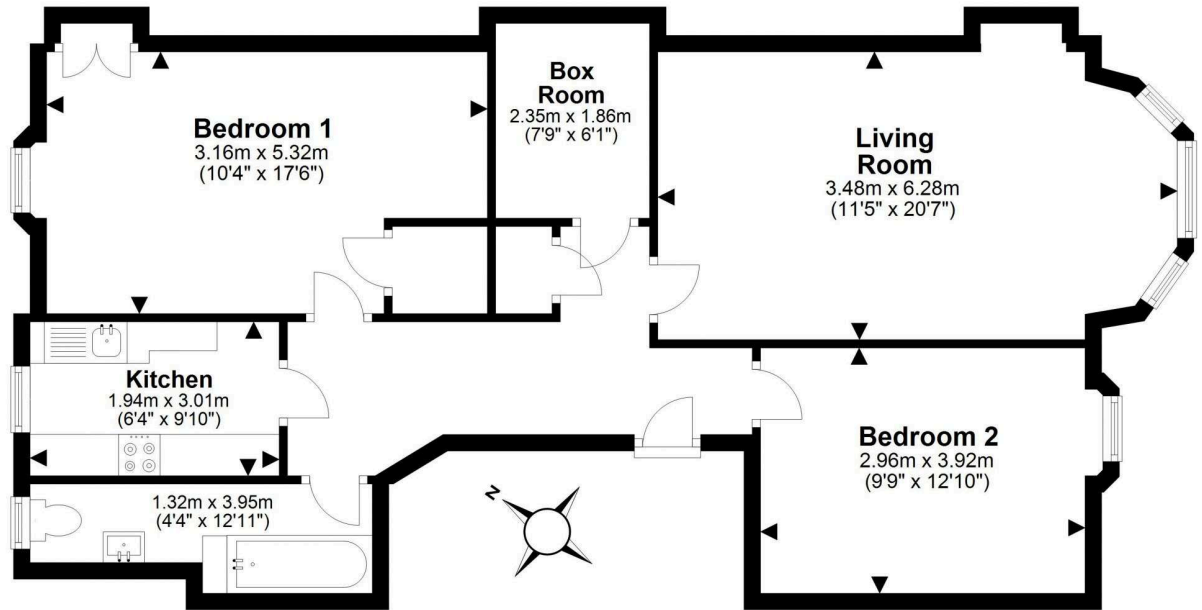
All blinds, curtains, oven, hob, washing machine and fridge freezer included in sale. EPC Rating C. Council Tax C.

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



The property is located within the sought after Portobello conservation area, which lies to the east of Edinburgh city centre. The property is situated in a quiet residential street, yet is still well positioned to take advantage of a superb range of shopping outlets at Portobello High Street, just a few minutes walk away, including a Sainsburys local, Bank of Scotland and postal services. Leisure facilities on offer are first class and include a choice of bars and restaurants including the highly rated Beach House cafe. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as a sailing and kayaking club, an indoor child play area, 5-a-side football centre and two play parks. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach whilst good schooling is well represented from nursery to senior level.





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.