



3/1 Adamslaw Place  
PORTOBELLO | EDINBURGH | EH15 1BL

  
**warners**  
solicitors & estate agents





## 3/1 Adamslaw Place

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Peacefully tucked away close to the fabulous high street amenities and a lovely sandy beach is this stylishly presented three bed ground floor apartment, boasting a spacious, light filled interior with lots of flexibility to suit a variety of purchasers.

Viewing is highly recommended to appreciate this charming, walk-in condition property, where tall windows ensure maximum natural light filtering throughout the accommodation. The generous sized twin window public room falls naturally into areas for relaxation and entertaining and lies open plan to a beautifully fitted kitchen featuring sleek white gloss units and a full range of integral appliances. There are three double bedrooms, all quietly set to the rear of the building, a superb wetroom serving the main bedroom and a bathroom nicely finished off with neutral tone tiling. Lying off the entrance hallway is a handy utility cupboard. The property forms part of a sought-after factored development incorporating well maintained shared areas including plenty of parking for residents.

- Fashionable area - huge choice of amenities
- Large living/dining room open plan to
- Fully equipped fitted kitchen
- Principal bedroom with en-suite wetroom
- Two further bedrooms
- Bathroom
- Entrance hall with utility cupboard
- Gas central heating
- Double glazing
- Security entryphone system
- Landscaped communal gardens
- Residents parking bays
- Secure bike store.

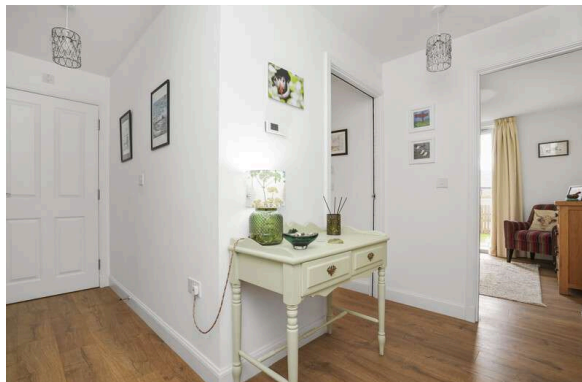
Included in the sale will be the fitted blinds at the front of the building but NOT the curtains. The washing machine in the utility cupboard will also be included. EPC rating is B. Council Tax Band E. Factor is Ross & Liddell - approx £1200 per annum.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Factor: An annual factoring fee of approximately £1200 is payable to Ross & Liddell Property Management for the upkeep of communal areas and buildings insurance.

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.