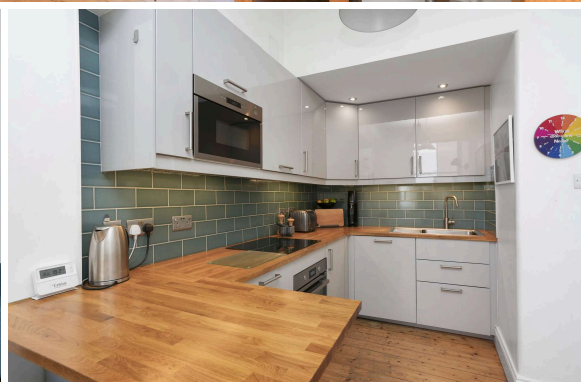




1 (1F3) Straiton Place,  
PORTOBELLO | EDINBURGH | EH15 2BA

  
**warners**  
solicitors & estate agents



## 1 (1F3) Straiton Place

PORTOBELLO | EDINBURGH | EH15 2BA

Set in the heart of Portobello, moments from the beach, promenade and excellent local amenities is this immaculately presented first floor apartment. Boasting panoramic sea views over the beach, ornate period features and a well-kept communal garden this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming and wide entrance hallway, a bright and contemporary kitchen with living area and useful utility off, a bright bay windowed lounge/bedroom with detailed corncing, a second well-proportioned double bedroom and the flat is completed by a ample sized box room and a stylish shower room.

- traditional tenement apartment in the heart of Portobello
- Panoramic views across the beach and Firth of Forth
- welcoming large hallway
- Exquisite kitchen with living space and utility
- Bright bay windowed lounge/bedroom with detailed corncing
- second well-proportioned double bedroom
- Ample sized box room
- Stylish shower room
- Well-kept communal garden

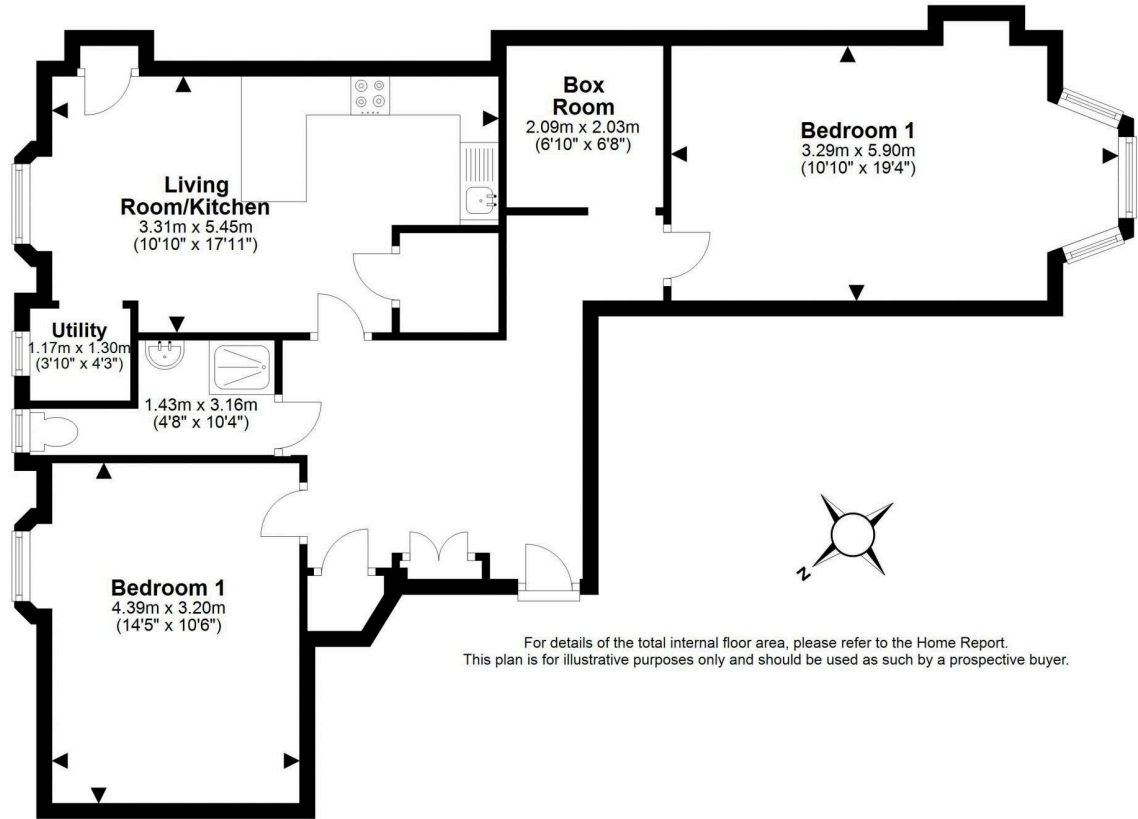
All light fittings, fitted blinds, refrigerator, washing machine and large bedroom wardrobes included in sale. EPC Rating C. There are no factoring charges associated with the property.

**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, a white sandy beach, outstanding independent shops and cafes 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 fitness classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Ford 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 convenient, and provides easy access to the coast and countryside of East Lothian





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