



221/27 Portobello High Street
PORTOBELLO | EDINBURGH | EH15 2AN


warners
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Nestled in the heart of Portobello, moments from Portobello beach and surrounded by excellent local amenities and quick transport links is this stylish retirement flat with two balconies. Set within a charming converted church, seamlessly blending historic architecture with contemporary living.. The property is close to the lift and boasts a welcoming entrance hallway with two deep storage cupboards, bright lounge with balcony off, contemporary kitchen, double bedroom with further balcony and the flat is completed by a shower room. The development includes a part time warden service, 24-hour careline, lift, communal lounge, secure entry phone access and unallocated residents' parking. Prospective purchasers must be 55 or over.

- Top floor retirement apartment
- Two balconies
- Close to Portobello beach
- Surrounded by excellent amenities
- Lift access
- Welcoming hallway with storage
- Bright lounge
- Contemporary kitchen
- Double bedroom
- Shower room
- Part time warden service
- Residents parking

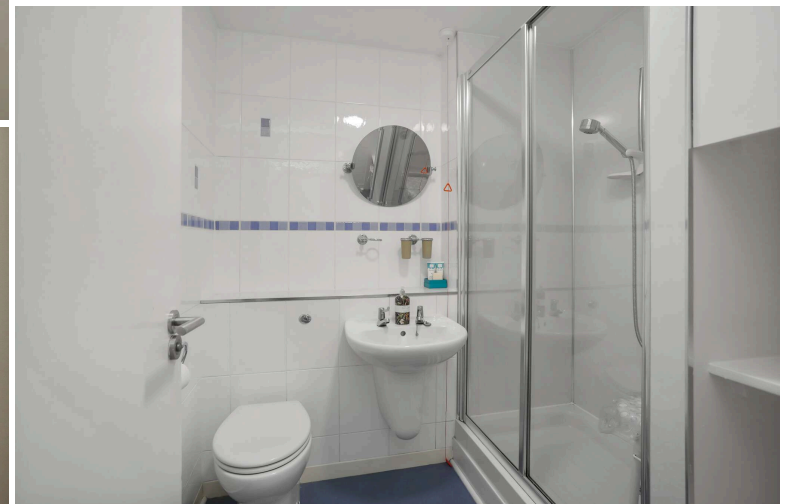
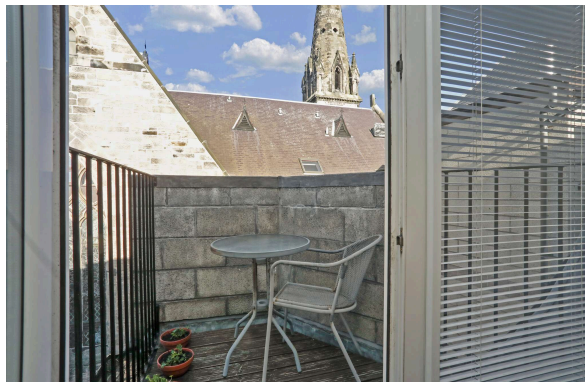
EPC D, Council tax D. Factor is managed by James Gibb and covers monthly factors fee contributions to repairs as managed by factor, this costs approximately £208.61 per month.

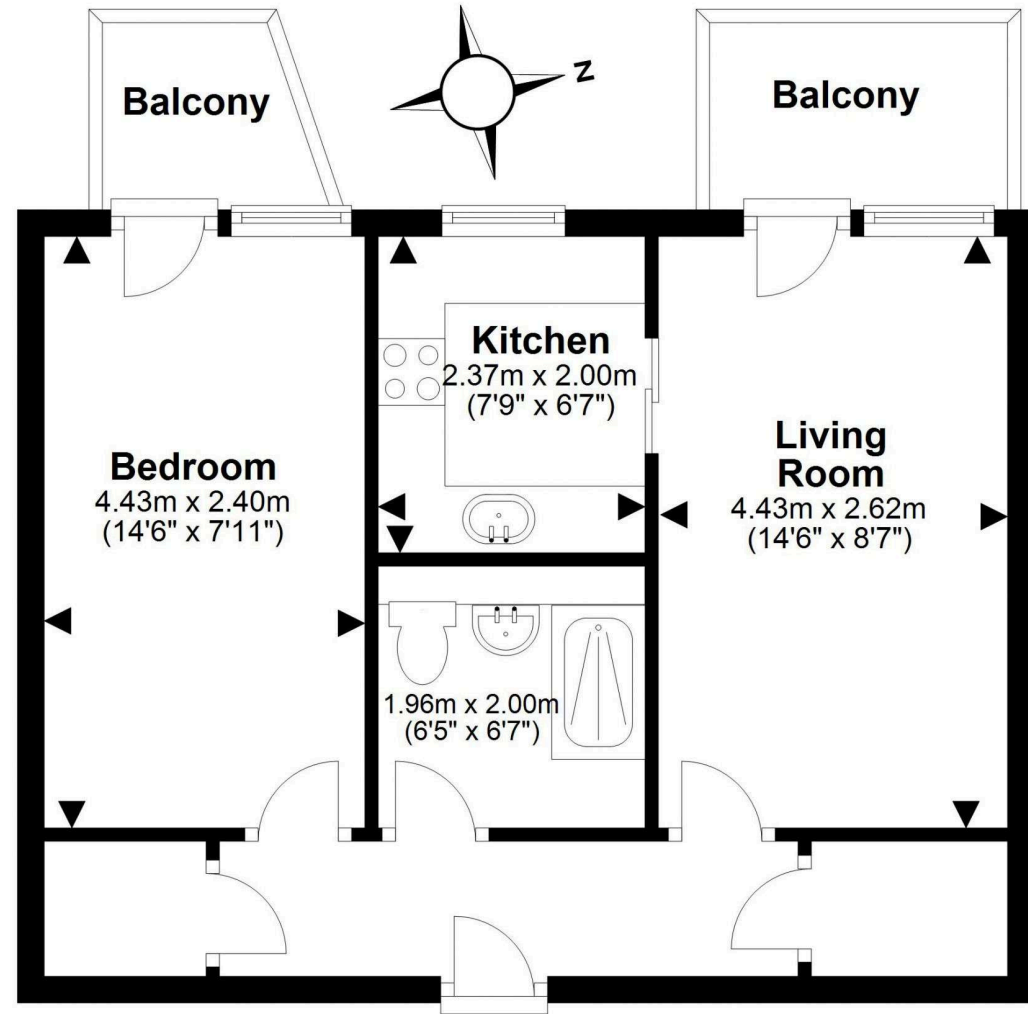
Most of the furniture can be included in this sale. Kitchen appliances such as hob, extractor fan, oven, dishwasher, washing machine and tumble dryer are also included however no warranty's will be provided for these.

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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.