



5A (Flat 2) Figgate Street
PORTOBELLO | EDINBURGH | EH15 1HL


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An exciting opportunity has arisen to acquire this stunning and spacious, two-bedroom modern flat situated in the highly sought-after Portobello district of Edinburgh.

This impressive property has been tastefully decorated to an immaculate standard throughout and is offered to the market in true move-in condition. The open plan kitchen/living/dining room is of an excellent size, with the kitchen area being modern and well appointed.

The principal bedroom is of an excellent size and boasts integral wardrobe storage and a stylish, modern, ensuite shower room. The second bedroom, also a well-sized double, similarly benefits from a built-in wardrobe. Further storage is afforded by cupboards in the welcoming, and a beautiful, contemporary family bathroom completes the accommodation internally.

Situated just a short walk away from Portobello beach and with outstanding local amenities including a range of stylish cafes and restaurants, early viewing is essential to appreciate everything that this stunning apartment has to offer.

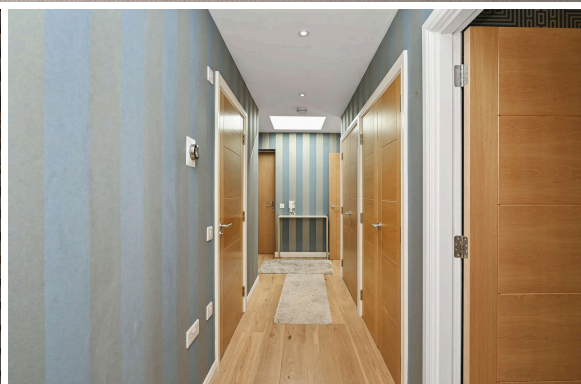
- Two-bedroom modern apartment
- Highly sought-after location
- Easy access to public transport links
- Outstanding local amenities
- Communal area and bike shed
- Spacious, open plan kitchen/living/dining room
- Principal bedroom with ensuite shower room
- Second double bedroom
- Modern family bathroom
- Entrance hallway
- Gas central heating and Double glazing
- Solar panels

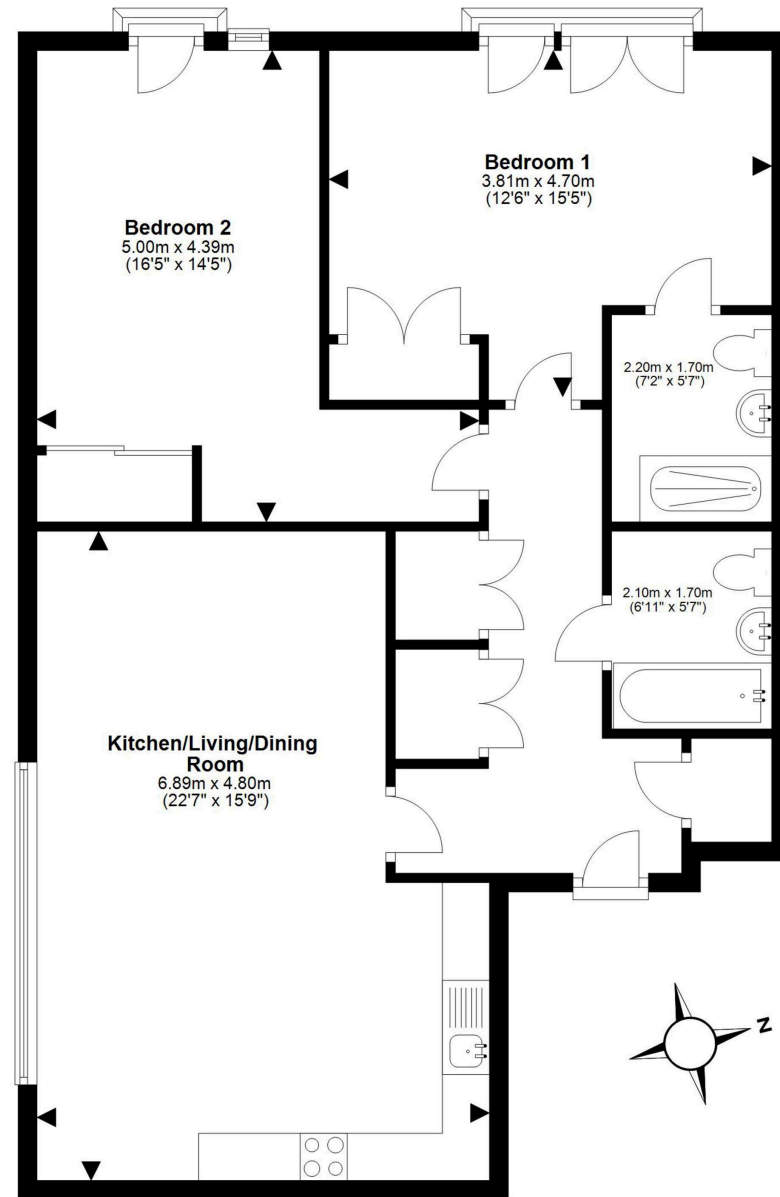
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property will be sold as seen with all items included. Epc Rating A. Monthly charge of ~£49 is payable to the Factor, Hacking and Paterson, to cover Buildings Insurance, electricity to communal areas and the Factor's management fees.

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.





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.

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