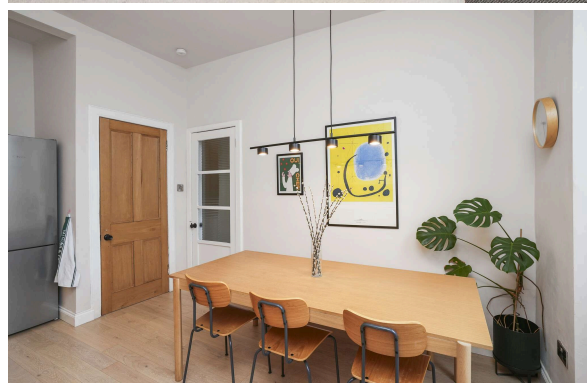




8/3 Mentone Avenue
PORTOBELLO | EDINBURGH | EH15 1HZ


warner's
solicitors & estate agents



8/3 Mentone Avenue, Portobello

PORTOBELLO | EDINBURGH | EH15 1HZ

Perfectly positioned in the vibrant heart of Portobello, just moments from the golden sands of the beach and a fantastic array of local amenities, this beautifully presented first-floor Victorian apartment offers a rare opportunity to own a spacious home in one of Edinburgh's most sought-after coastal communities. With excellent public transport links providing swift access to the city centre and beyond, this property effortlessly combines seaside living with urban convenience.

Enjoying an elevated position within a traditional Victorian tenement, the apartment boasts an abundance of character and period charm, complemented by modern finishes and thoughtful updates throughout. The home benefits from gas central heating, double glazing, and access to a well-maintained communal garden—ideal for relaxing or entertaining.

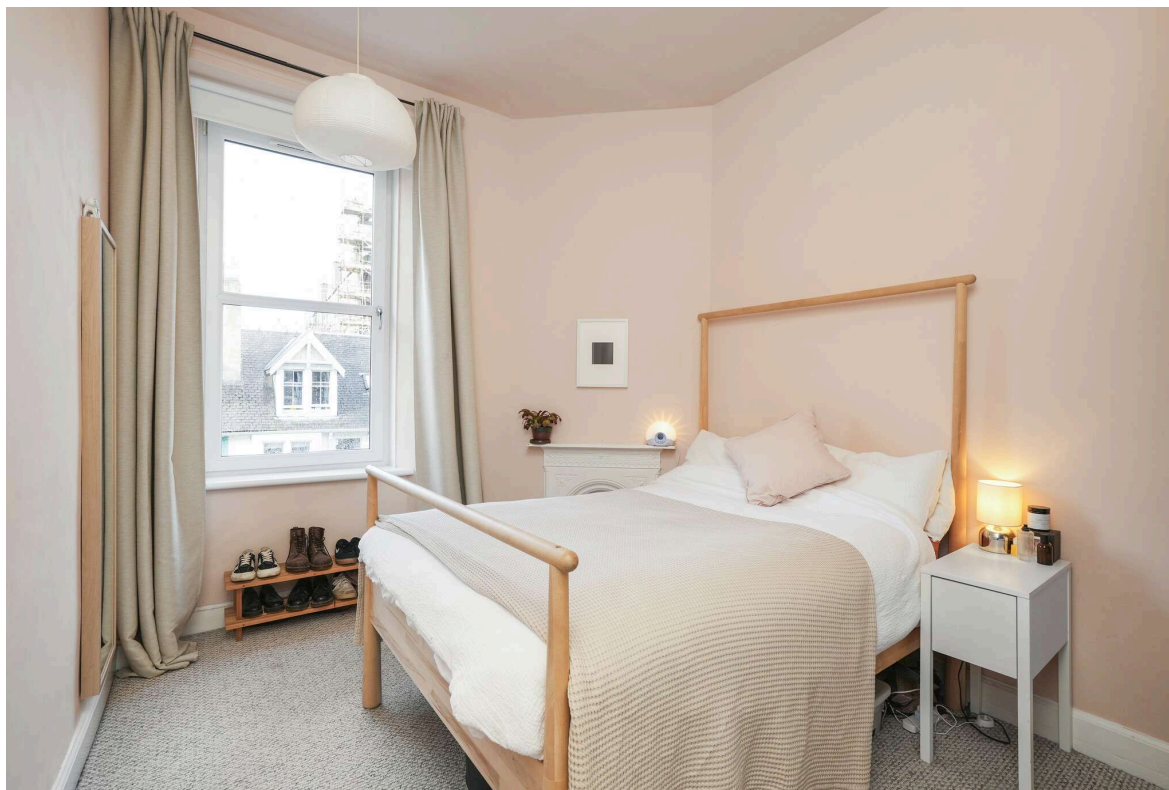
The accommodation opens into a welcoming entrance hallway with a large storage cupboard, ideal for coats and everyday essentials. The bright and spacious south-facing lounge is flooded with natural light and offers a delightful outlook, including partial sea views. Off the lounge is a versatile box room, perfect for use as a home office, study, or additional storage.

The contemporary kitchen is fitted with sleek, modern units and provides generous dining space—perfect for everyday meals or hosting friends and family. Two well-proportioned double bedrooms offer comfortable, quiet retreats, both with ample space for furnishings. The accommodation is completed by a stylish three-piece bathroom, featuring a shower-over-bath and elegant modern tiling.

Whether you're a first-time buyer, a downsizer, or seeking a prime investment in a thriving coastal neighbourhood, this delightful home ticks all the boxes.

- Prime Portobello location near beach
- Spacious first-floor Victorian flat
- South-facing lounge with sea views
- Contemporary kitchen with dining area
- Two generous double bedrooms
- Gas central heating, double glazing, shared garden

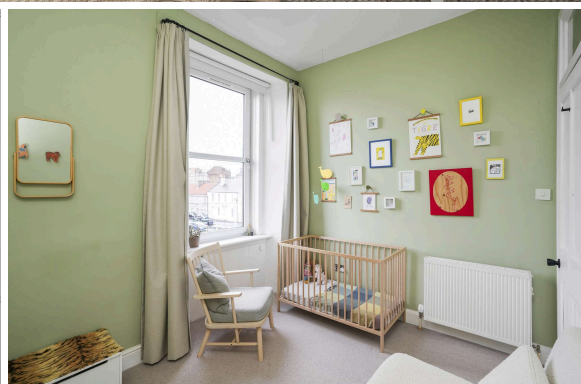
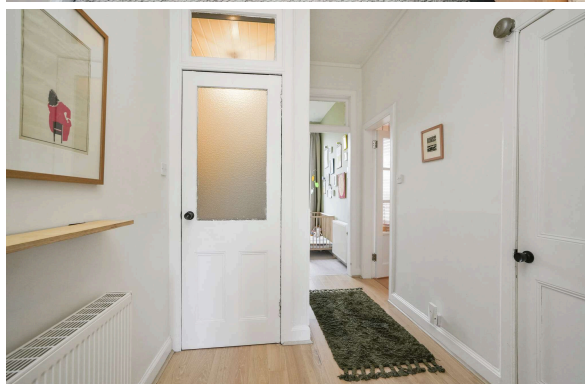
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

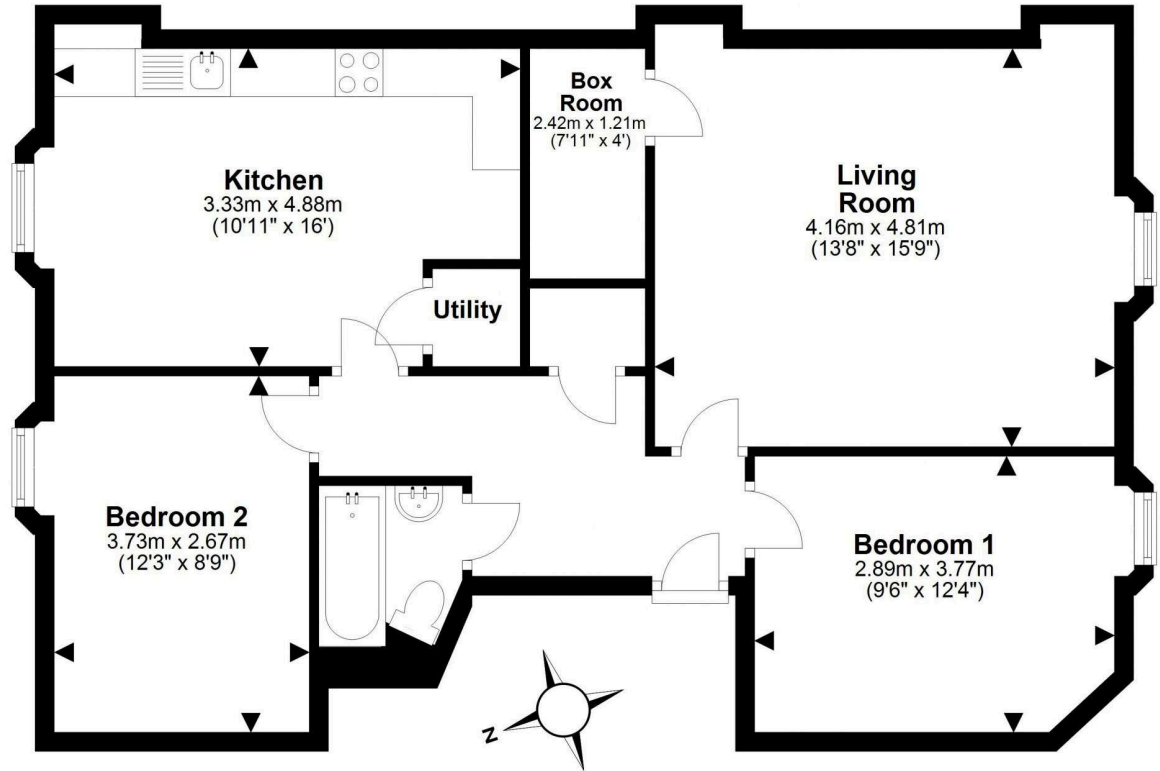


The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic 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.

All fixtures, fittings, fitted white goods including the fridge/freezer in the kitchen & the sideboard in the living room are included in the sale.

Council Tax C, EPC band C





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.