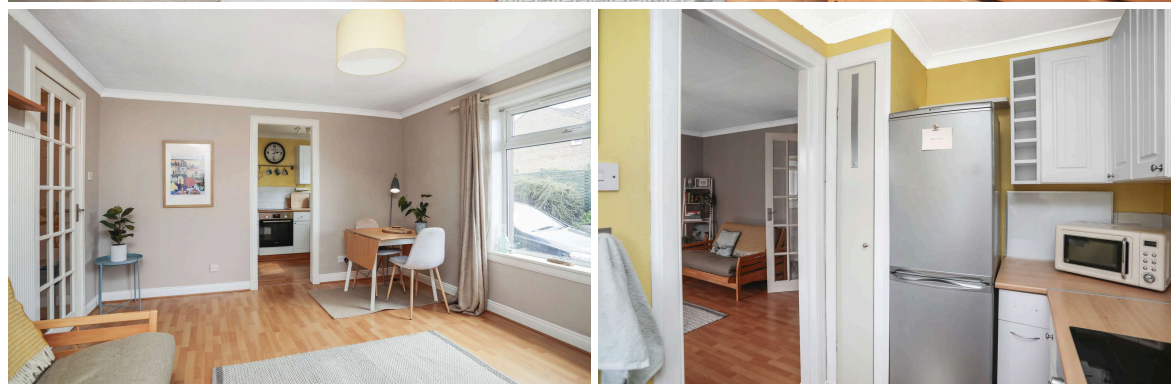




33/2 Bridge Street
PORTOBELLO | EDINBURGH | EH15 1DB

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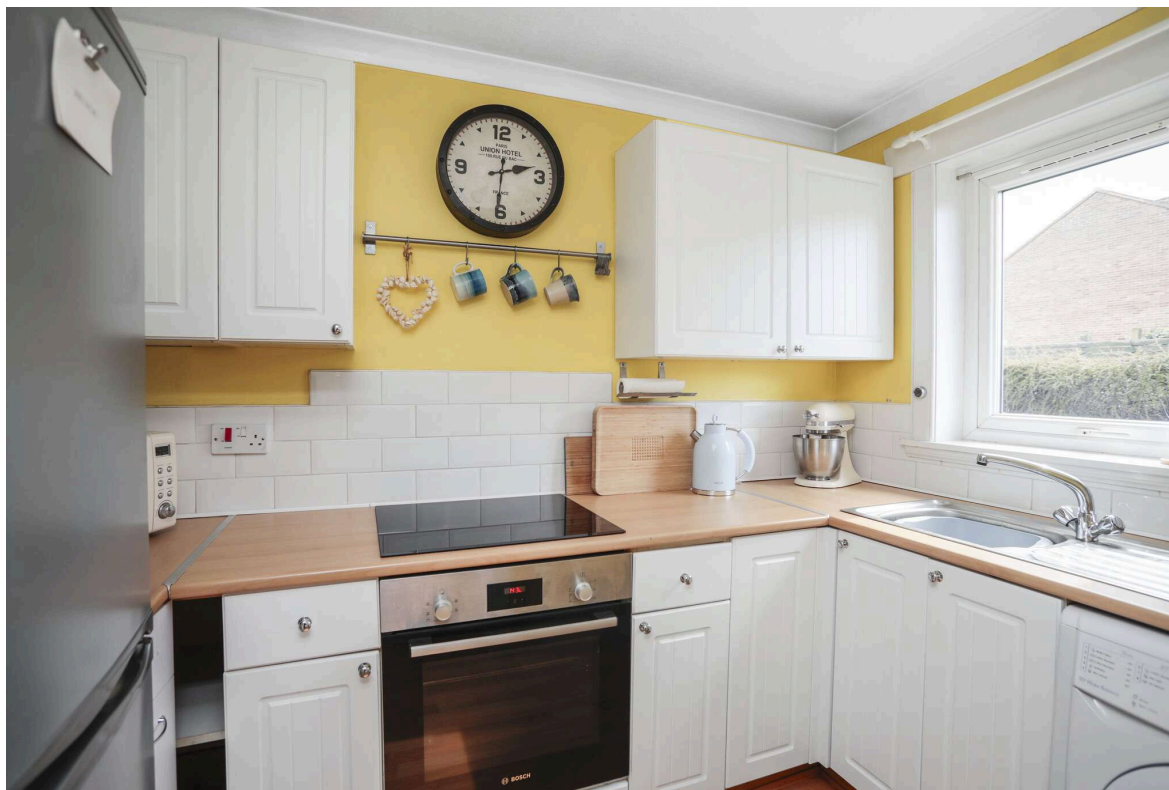
Beautifully presented and in true walk-in condition is this most appealing 2 bed ground floor apartment with allocated parking, superbly situated only a stone's throw from a lovely sandy beach and close to all the fabulous shops and cafes lining the High Street.

This is an ideal first time purchase for a couple, or for someone looking to downsize to ground floor accommodation, offered to the market ready to move into and nicely finished off with on-trend decor. The accommodation includes a sunny, south-west facing living room, a kitchen providing plenty of storage units, two double bedrooms with storage space, and a bathroom with electric shower and eye-catching tiled surrounds. A great selling feature is the allocated parking space and there's a shared drying green too. You can take a stroll along the Promenade or sandy beach, located just around the corner, or a short walk to the excellent High Street amenities.

- Living room
- Fitted kitchen
- Two double bedrooms
- Bathroom with electric shower
- Entrance hall
- Double glazing
- Partial electric heating
- Security entryphone system
- Allocated parking space to rear
- Shared drying area

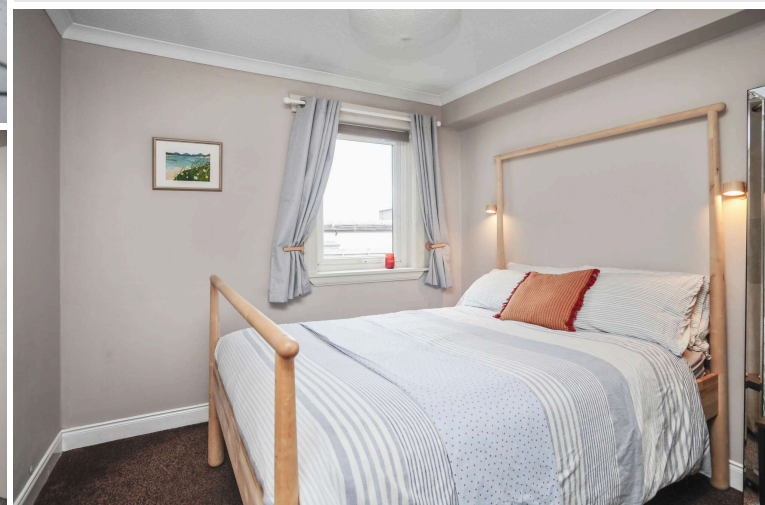
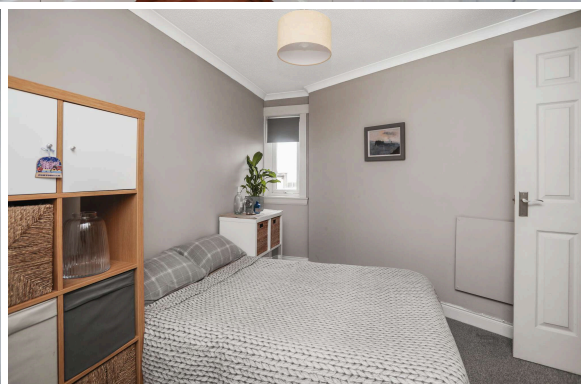
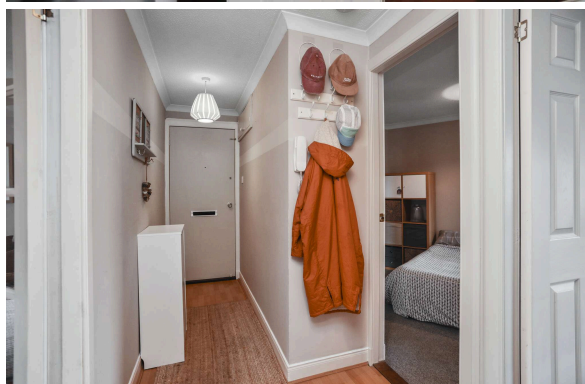
EPC Rating D, Council Tax Band C.

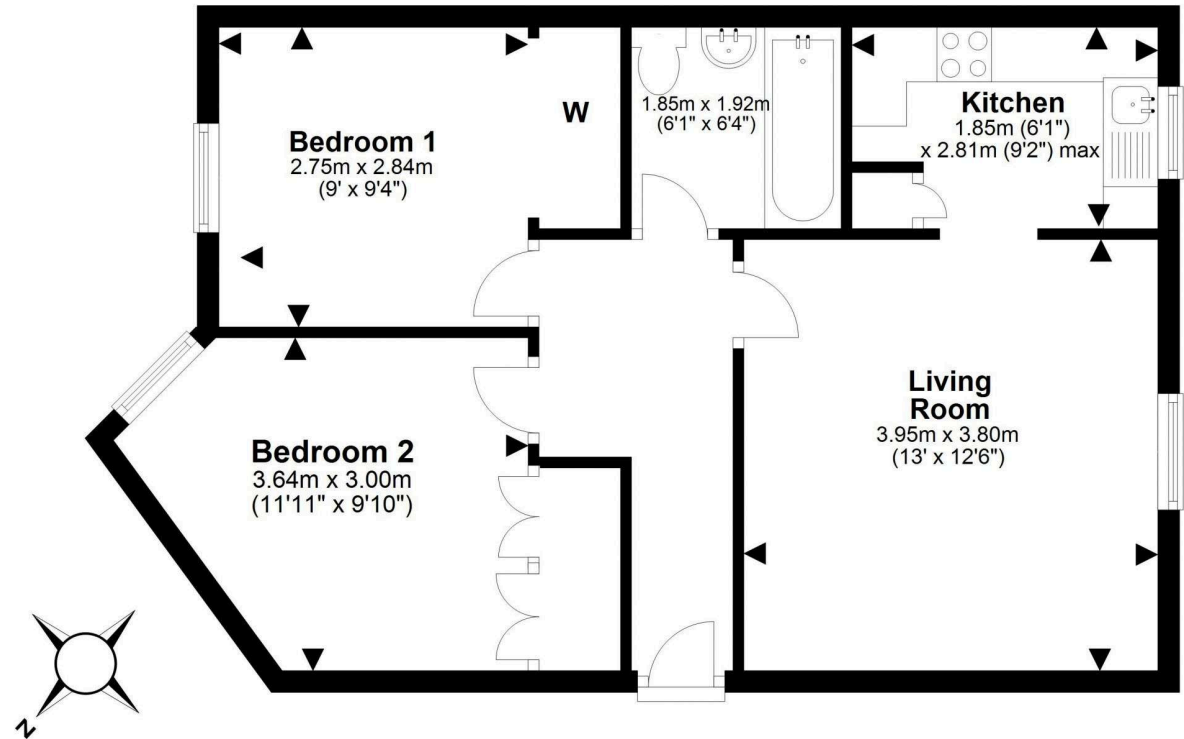
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All light fixtures, radiators, integrated shelving/storage, free standing fridge, washing machine and integrated hob and oven will be included in the sale.

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 cafés, 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.