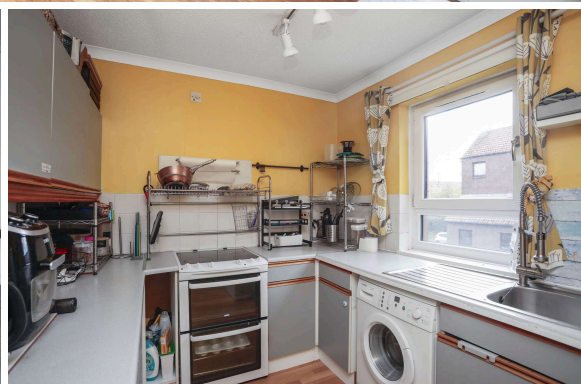
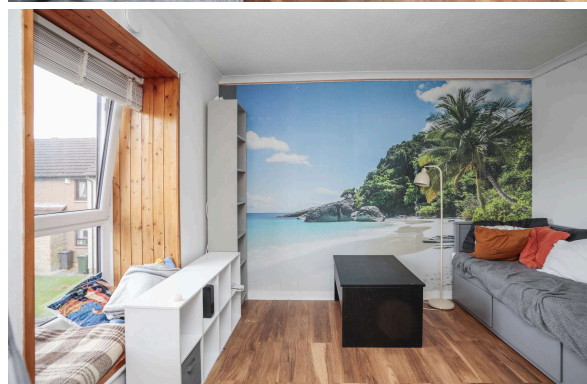




37/2 Westbank Place
PORTOBELLO | EDINBURGH | EH15 1UD


warners
solicitors & estate agents



37/2 Westbank Place

PORTOBELLO | EDINBURGH | EH15 1UD

Set in a quiet cul-de-sac, moments from the beach and promenade and surrounded by manicured communal grounds, resident's parking, excellent local amenities and quick transport links is this spacious first floor apartment.

Portobello's waterfront setting and great community spirit makes it a highly sought after place to live. Westbank Place occupies a peaceful spot with the bonus of being seconds walk from the beach and promenade, and also the excellent choice of shops and amenities on the main thoroughfare.

The accommodation comprises a welcoming entrance hallway, a bright lounge which flows through to the fitted kitchen. There are two well-proportioned double bedrooms (one with built-in mirrored wardrobes) and the flat is completed by a stylish shower room.

- Quiet cul-de-sac setting moment from the beach
- First floor apartment with resident's parking
- Welcoming hallway
- Bright lounge with kitchen off
- Two double bedrooms
- Stylish shower room
- Manicured communal grounds

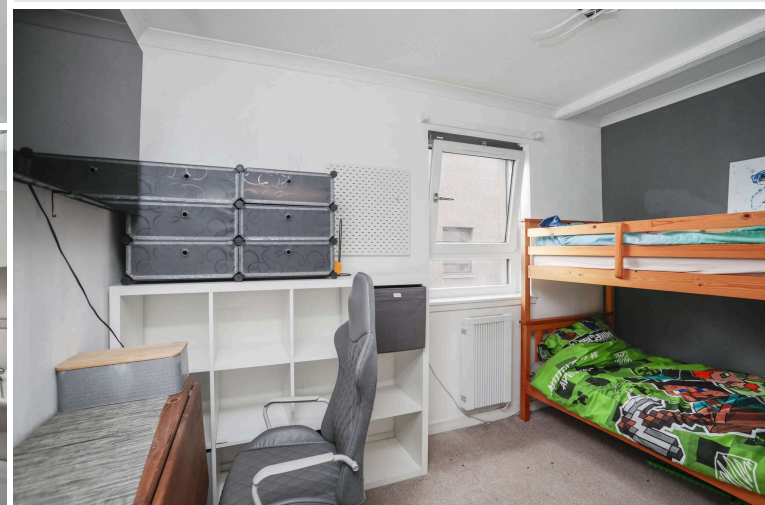
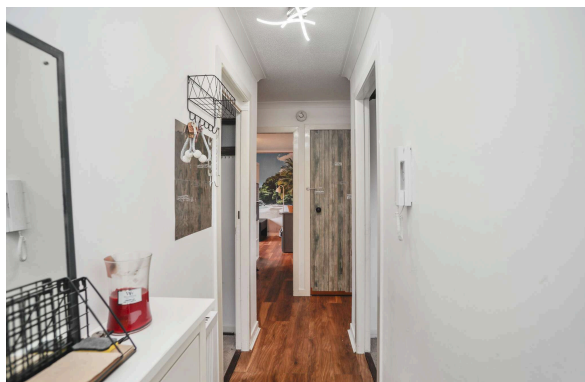
EPC D, Council tax C. Factor is managed by James Gibb which covers the upkeep of the communal ground and costs around £77.37 per quarter.

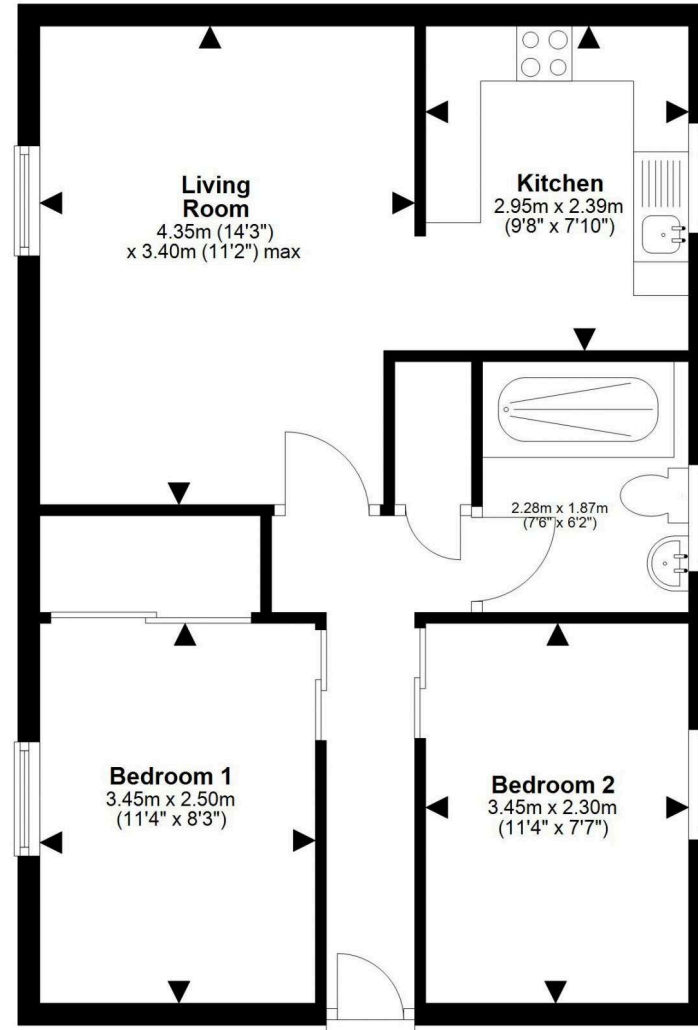
All furniture and kitchen appliances can be available in the sale.

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 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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com
espc