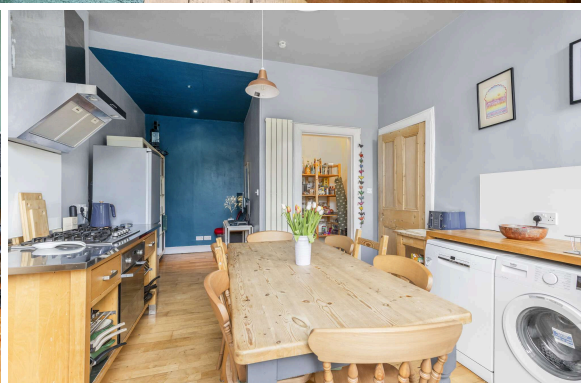
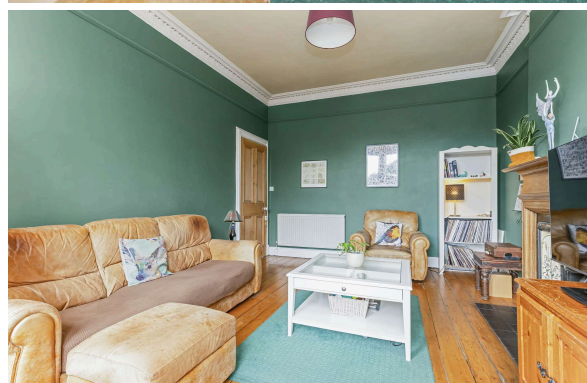




24/4 Southfield Place
PORTOBELLO | EDINBURGH | EH15 1LZ


warners
solicitors & estate agents



24/4 Southfield Place

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Forming part of a traditional tenement building just a short distance from the vibrant centre of Portobello, this superb two-bedroom first-floor flat offers immense appeal. The property boasts beautifully proportioned accommodation, thoughtfully finished to a high standard while preserving the charming period features typical of its era. High ceilings throughout enhance the sense of space and light, creating an inviting and airy atmosphere.

The accommodation is arranged around a welcoming hallway, which offers excellent storage solutions, including a large walk-in cupboard/box room. To the front of the flat, the bright and spacious living room enjoys a twin-windowed, south-facing aspect, bathing the room in natural light and offering an ideal space for relaxing or entertaining. The well-appointed kitchen/dining room, complete with handy larger storage, provides ample space for cooking and casual dining.

The property features two generous bedrooms: a large principal double bedroom and a second well-sized bedroom, both offering comfortable and flexible living arrangements. A stylish bathroom, fitted with a modern white suite and shower over the bath, completes the internal accommodation.

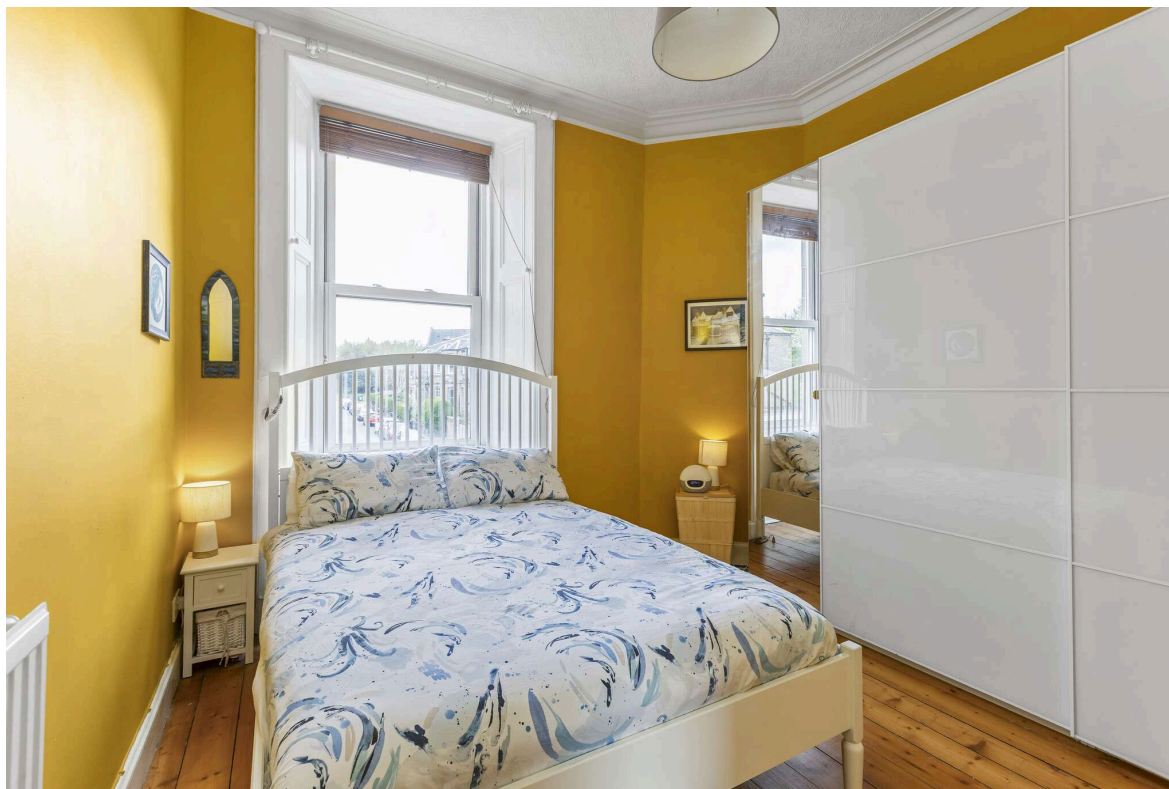
Additional benefits include gas central heating, double glazing for enhanced comfort and energy efficiency, a secure entry phone system, access to a well-maintained communal rear garden, and on-street parking available in the immediate area.

Offering a superb blend of traditional charm and contemporary convenience, this beautiful home is sure to appeal to a wide range of buyers. Early viewing is highly recommended to appreciate everything this exceptional property has to offer.

- Prime Portobello location
- Bright dual-aspect first-floor flat
- Spacious south-facing living room
- Stylish kitchen/dining with larder
- Two generous bedrooms + storage
- Gas heating, double glazing, secure entry

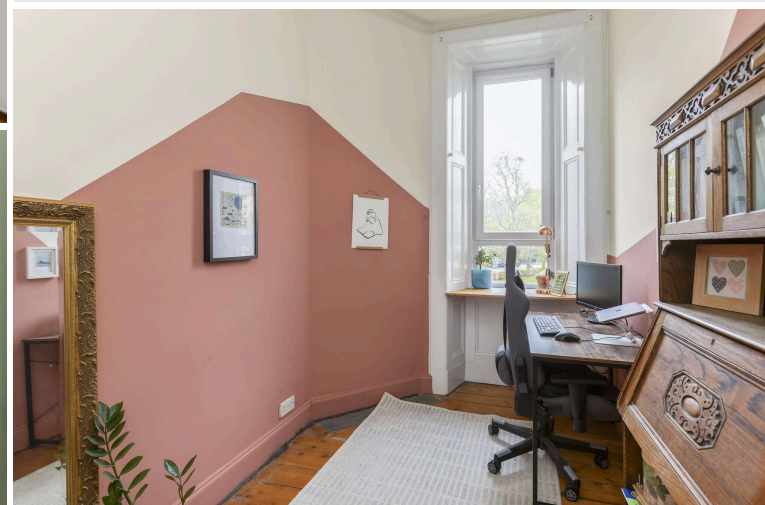
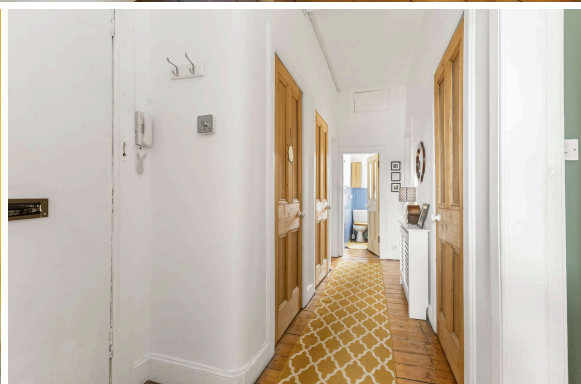
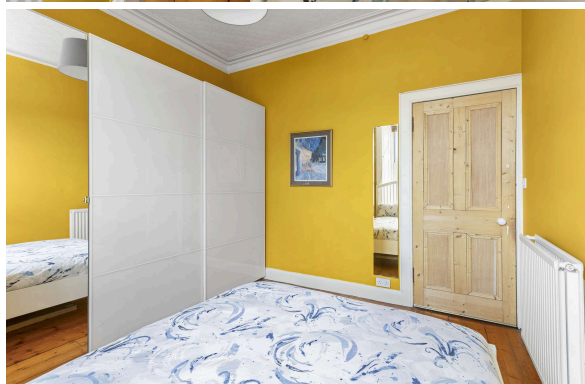
EPC rating C. Council Tax band C.

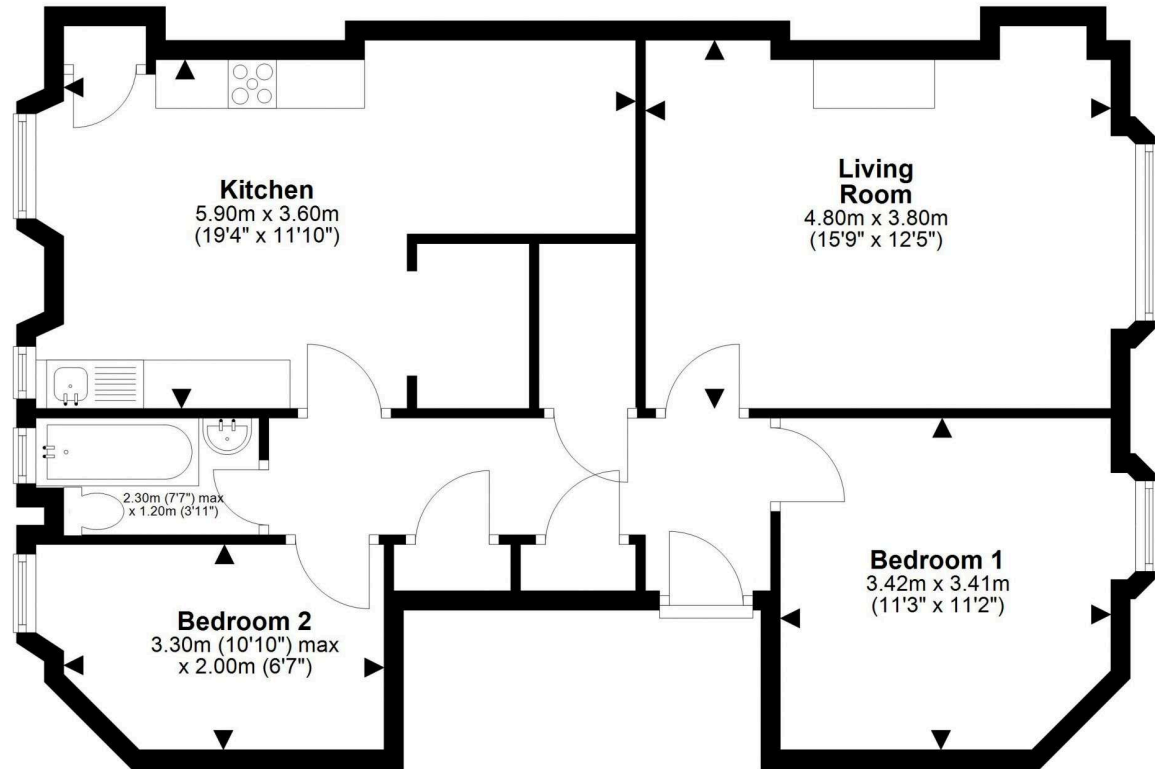
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras included in the sale are blinds in the living room and bedroom, washing machine, dishwasher, fridge, large Ikea unit in the kitchen, Ikea shelves in the pantry and wardrobes in the main bedroom,

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.