



1 (2F1) Mentone Avenue  
PORTOBELLO | EDINBURGH | EH15 1HZ

MENTONE AVENUE

**warners**  
solicitors & estate agents





## 1 (2F1) Mentone Avenue

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This two-bedroom period apartment in the heart of Portobello offers a charming mix of traditional features, sea views and modern stylish living, just moments from the beach and promenade. Positioned on the second floor, this bright and spacious property is perfect for those seeking coastal living with easy access to the city centre.

- Welcoming hallway
- Bright twin windowed lounge with large bay window, feature fireplace, and period cornicing
- Two well-proportioned double bedrooms
- Flexible box room, ideal for a home office or additional storage
- Modern kitchen with integrated appliances
- Stylish bathroom with shower over bath
- Gas central heating and sea views
- Secure entry system and well-maintained communal stairwell
- On-street parking and a well-kept communal garden

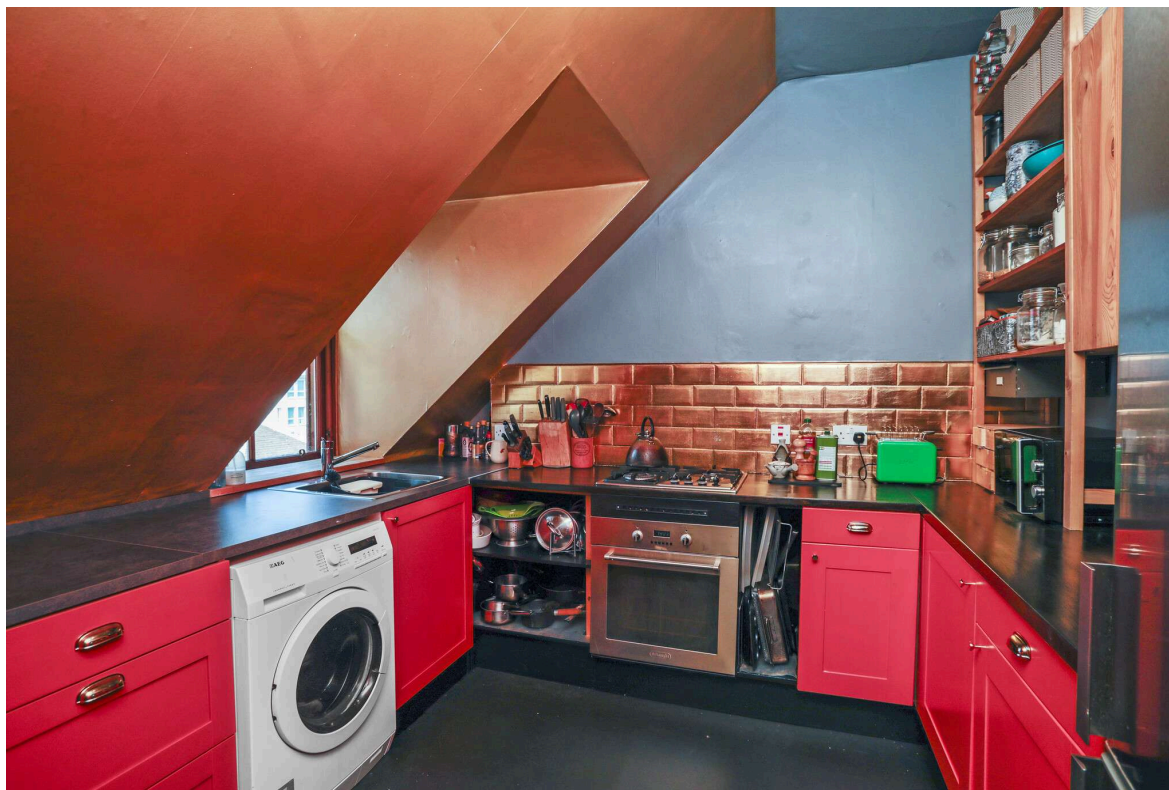
Energy Rating E, Council tax Band C.

All fixtures, fittings, blinds and kitchen appliances will be included in the sale.

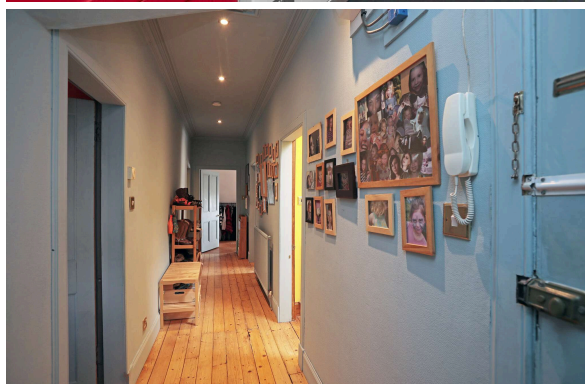


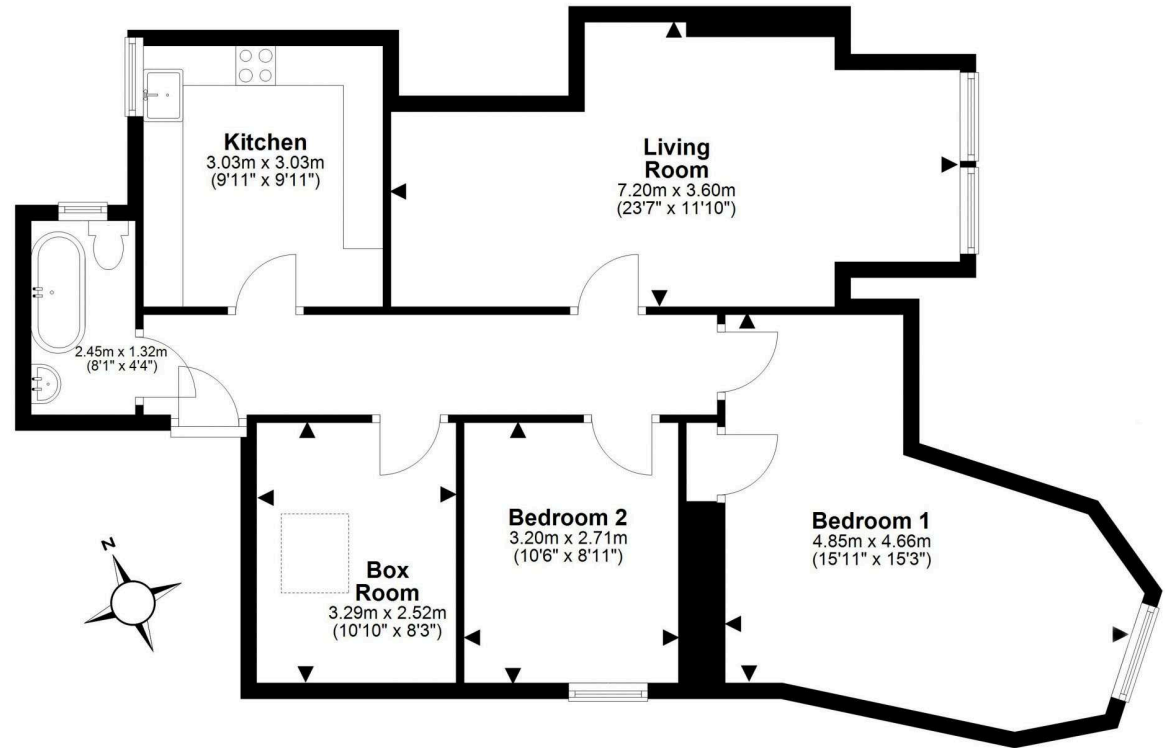
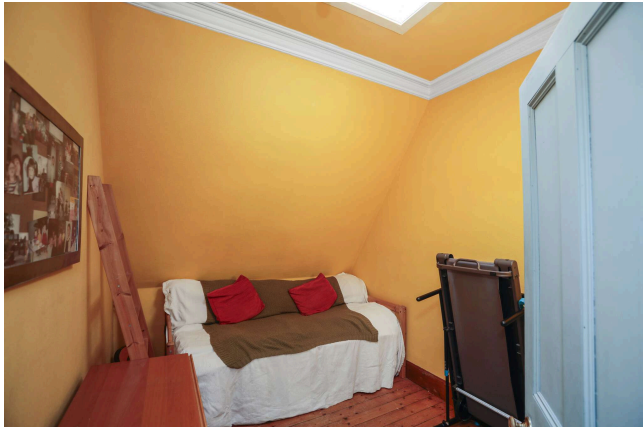
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital, a white sandy beach, outstanding independent shops and cafes 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 fitness 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 convenient, and provides easy access to the coast and countryside of East Lothian





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.