



16/3 Fishwives Causeway
PORTOBELLO | EDINBURGH | EH15 1DH


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An exciting opportunity has arisen to acquire this beautifully presented two-bedroom modern apartment, enviably located in the highly sought-after Portobello district of Edinburgh.

This stunning apartment has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. The open plan kitchen/living/dining room is of an excellent size, with the kitchen area here being modern and well-appointed. The principal bedroom boasts a stylish ensuite shower room, integral wardrobe storage and a south-facing Juliet balcony. The second bedroom is a well-sized double and could alternatively be employed as a home office or gym, giving the property a degree of flexibility, and a modern family bathroom completes the internal accommodation.

Local amenities include a range of stylish bars, cafes and restaurants, and Portobello Beach is just a short walk away.

Offering immense appeal to a wide range of buyers including first-time purchasers, young families and those looking for an investment opportunity, early viewing is highly recommended.

- Two-bedroom first floor flat
- Highly desirable location
- Easy access to public transport links
- Excellent local amenities
- Kitchen/living/dining room
- Principal bedroom with ensuite and Juliet balcony
- Second bedroom
- Bathroom
- Communal garden

Light fittings, blinds, shutters, fridge freezer, dishwasher and washing machine all included in sale. Energy Rating B, Council Tax Band D.

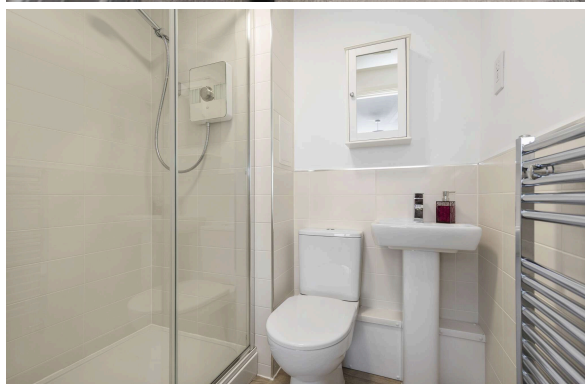
Factoring charges covered by Ross & Liddell approx £80 per month and covers building and grounds maintenance and building insurance.

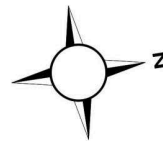
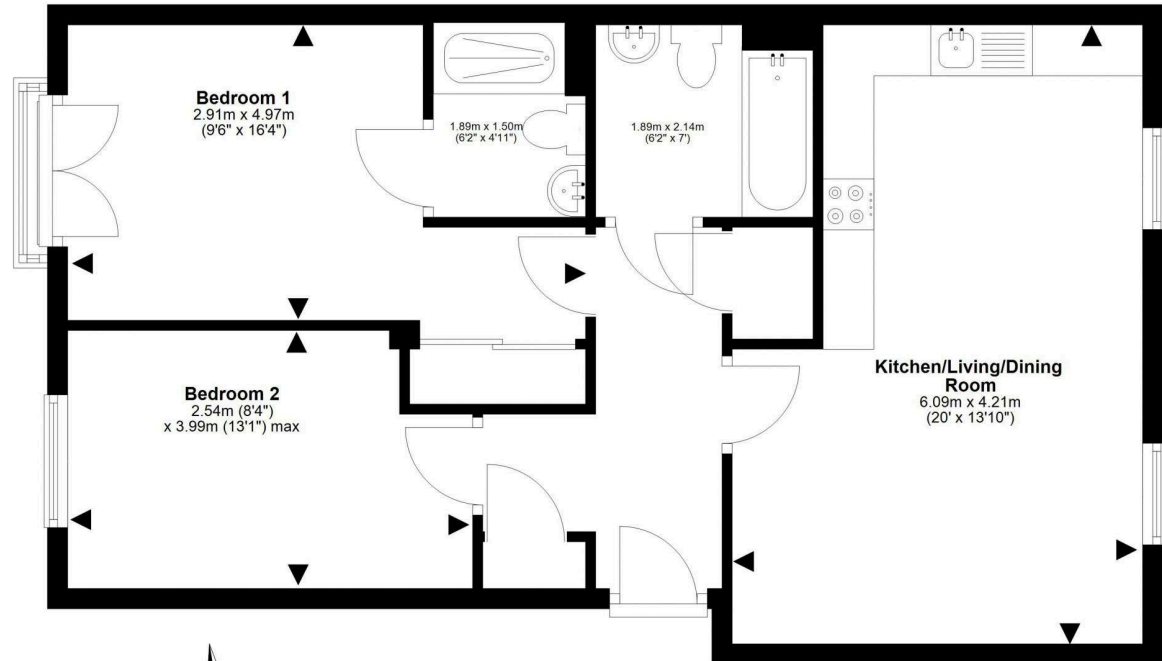
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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.





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.

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