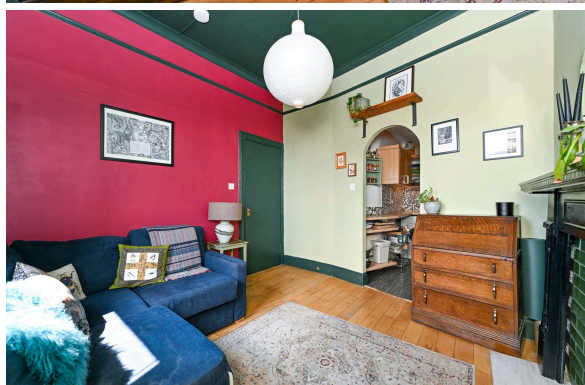




29/9 Portobello High Street
PORTOBELLO | EDINBURGH | EH15 1DE


warners
solicitors & estate agents



29/9 Portobello High Street,

PORTOBELLO | EDINBURGH | EH15 1DE

A particularly appealing top floor flat quietly situated to the rear of a traditional tenement building within a prime area with stunning views over Arthur's Seat. Located within this much sought after area, a stone's throw from an excellent range of amenities and Portobello beach this property would make an excellent first purchase or buy to let investment and offers a low maintenance flat in a highly sought after area. The property comprises an entrance hall with secure entry system and storage cupboard, a spacious kitchen living room with stunning views over Arthur's Seat, a fireplace, boiler, Edinburgh Press and kitchen that currently comprises a gas hob, oven and fan, fridge/freezer, dishwasher and washing machine. There is also well-proportioned bedroom with walk in wardrobe, views of Arthur's Seat and a separate study. Completing the accommodation is the bathroom with shower over the bath. The property also benefits from a shared garden and on street parking.

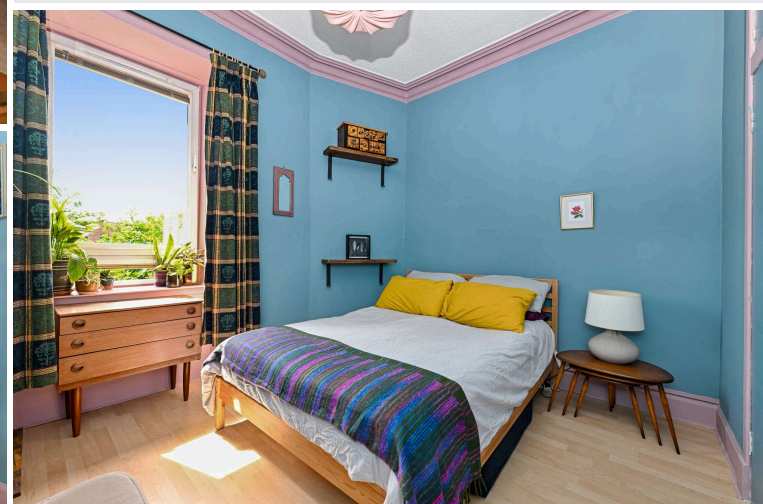
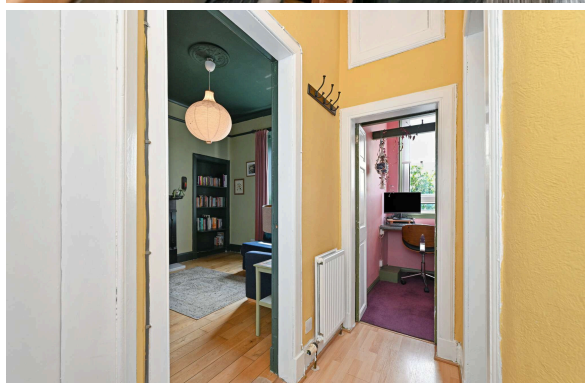
- Entrance hall with storage
- Kitchen living room
- Double bedroom with walk in wardrobe
- Bathroom with shower over the bath
- Gas central heating
- Stunning views over Arthur's Seat
- Study
- Shared rear garden and on street parking
- Energy rating D and Council Tax A

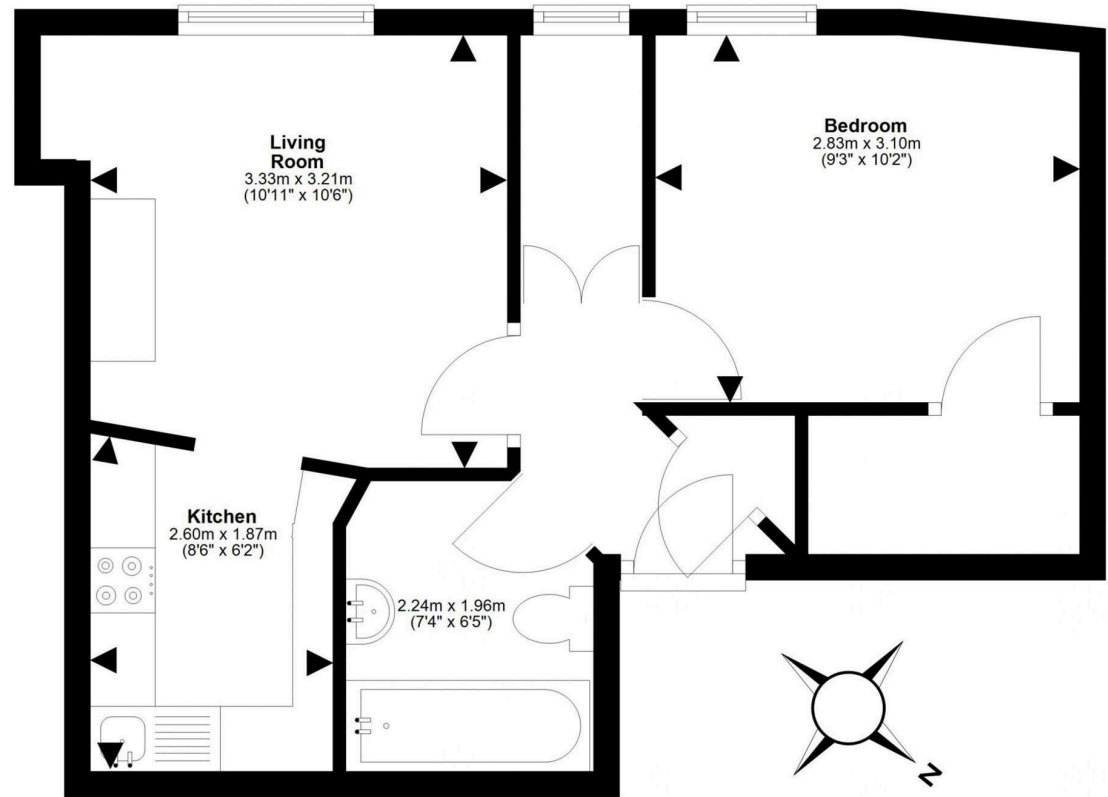
Washing machine, dishwasher, fridge, light shades, shelves, blinds and curtain rails included in the sale.

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, 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 to other parts of the country fast and convenient.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

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