



20/4 Southfield Place
PORTOBELLO | EDINBURGH | EH15 1LZ

warners
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Set in a handsome traditional tenement moments from the beach, promenade and trendy cafes on Portobello high street is this immaculately presented first floor apartment. Boasting stylish interiors, period features, gas central heating, double glazing and a well-kept communal garden, this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, a bright South facing lounge with detailed cornicing and box room, a large dining kitchen with attractive units, deep pantry cupboard and generous dining space, two well-proportioned double bedrooms, a useful W/C compartment and the flat is completed by an exquisite bathroom with shower over bath.

- Traditional tenement moments from the beach
- Welcoming hallway
- Bright south facing lounge
- Contemporary dining kitchen
- Two ample double bedrooms
- Stylish bathroom and a W/C
- Gas central heating
- Double glazing
- Well-kept communal garden

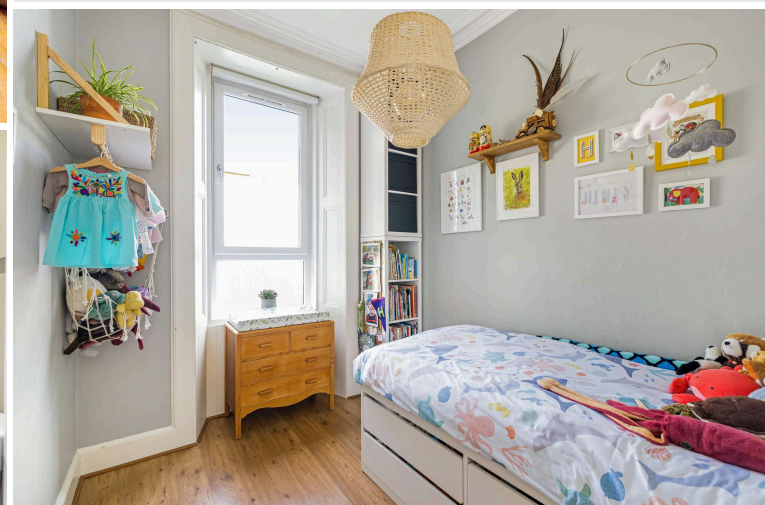
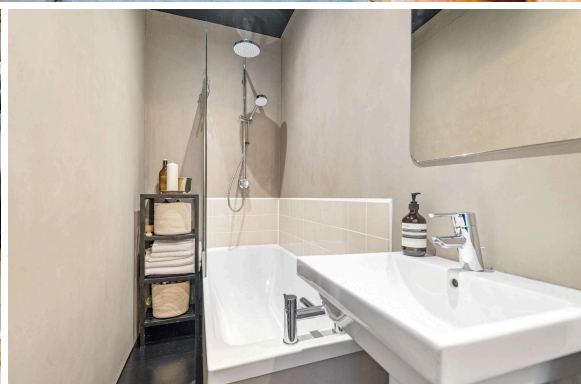
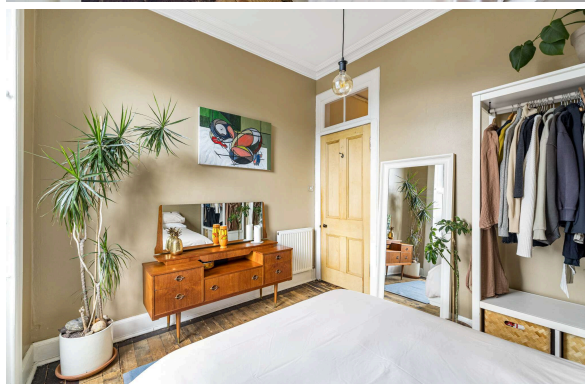
Energy rating C, Council tax band C. There is no factor associated with this property.

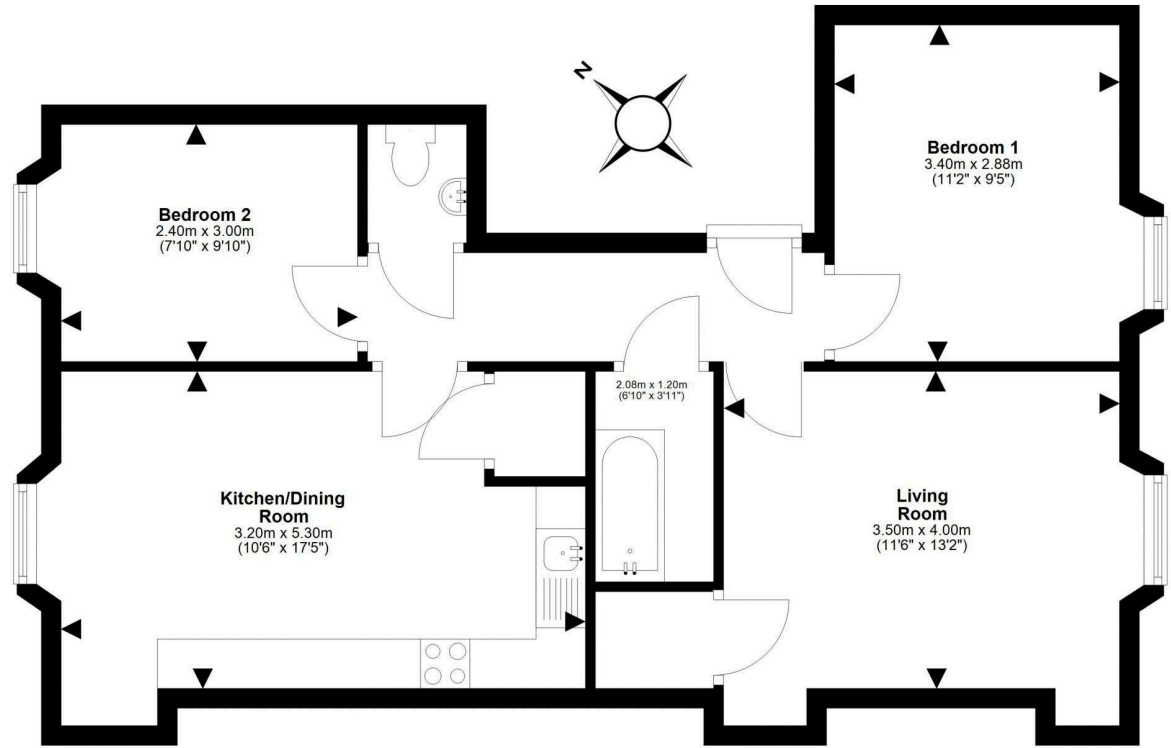
Fridge, oven and blinds can be included in this sale. Some shelves and cupboards attached to the walls can also be included in this sale.

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, 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.