



8/7 Kings Road, Portobello
PORTOBELLO | EDINBURGH | EH15 1EA


warners
solicitors & estate agents



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Set in a prime cul-de-sac position with a lovely sandy beach right at the end of the road is this beautifully presented traditional second floor flat, which boasts a walk-in condition interior and pleasant leafy outlook.

Viewing is highly recommended to appreciate what is on offer here - a superb dual aspect home, presented to the market ready to move into with all modern comforts already in place, plus a great sense of space and style. Rather than looking into another property, windows on both elevations have outlooks to mature trees. It's anticipated the property will appeal to a single person or couple looking to live in this sought after seaside location where you can enjoy scenic coastal walks and a fabulous choice of eateries and specialist shopping.

- Prime location near waterfront and the bustling High Street
- Twin window living/dining room with feature fireplace
- Stylish cream gloss units in fitted kitchen
- Principal bedroom with over-rooftop views towards the Forth estuary
- Bedroom 2 benefiting from built-in storage space
- Shower-room and separate WC, both fitted with white suites enhanced by on-trend black fittings
- Solid wood flooring
- Gas central heating
- Double glazing
- Security entryphone system
- Well kept shared rear garden
- Free on-street parking

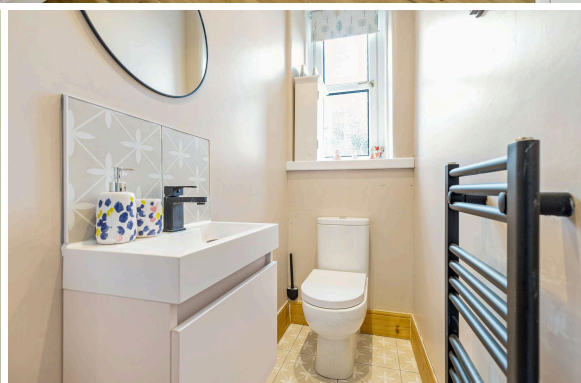
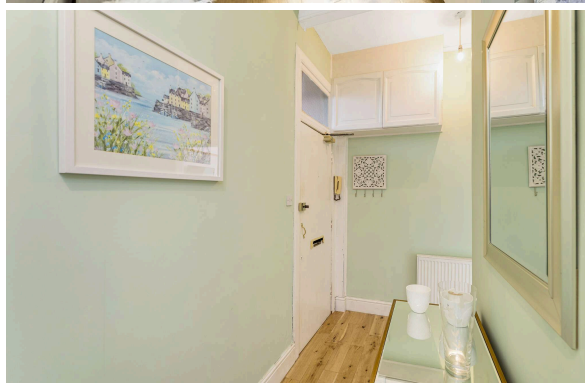
Council tax band B, Energy rating C.

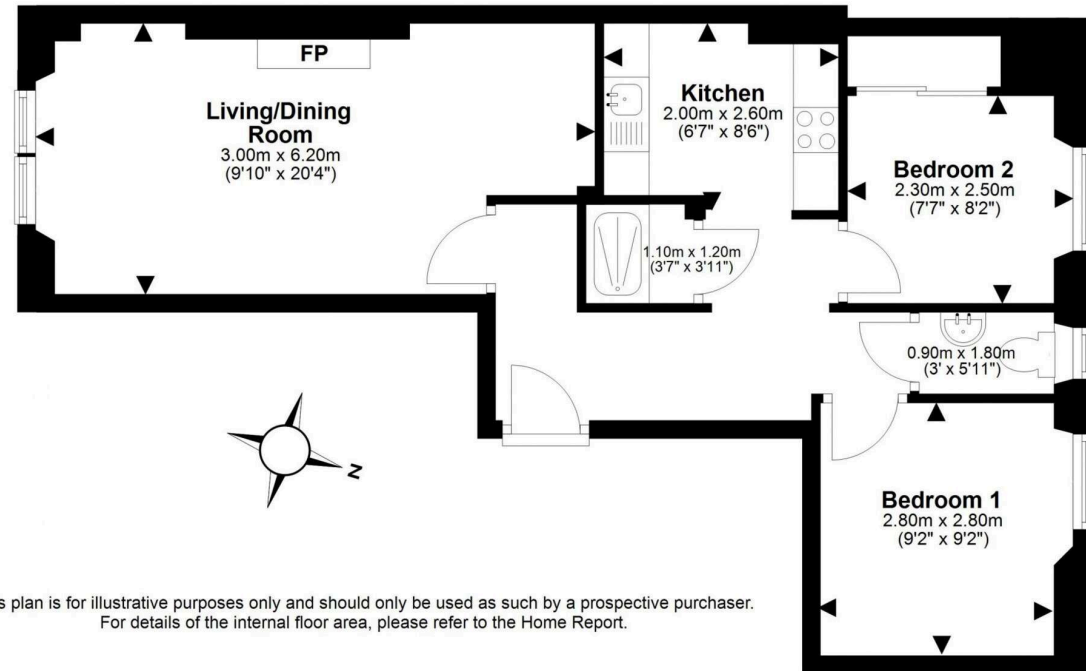
There is no factor associated with this property. Extras included in this sale will be light fittings, fridge, freezer, washing machine, oven, hob and extractor fan.

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.