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TECHNICAL INSTITUTE

94/9 Inchview Terrace
PORTOBELLO | EDINBURGH | EH7 6TF


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Well-presented and spacious two-bedroom, first floor flat situated in the highly sought-after Portobello area of Edinburgh just a short walk away from Portobello Beach.

This outstanding apartment will hold immense appeal to a range of buyers including first-time purchasers and young families in addition to holding investment potential. The large living room is flooded with natural light through dual aspect windows, creating a great space for relaxing with family or entertaining guests. The principal bedroom is of an excellent size and boasts an ensuite shower room and built in wardrobe storage. The second bedroom, also a well-sized double, similarly benefits from integral wardrobe storage, and could alternatively be employed as an ideal home office or gym.

A family bathroom and large kitchen complete the internal accommodation.

Ideally located to offer easy access to public transport links and situated just a short walk from all the amenities of Portobello High Street, early viewing is highly recommended.

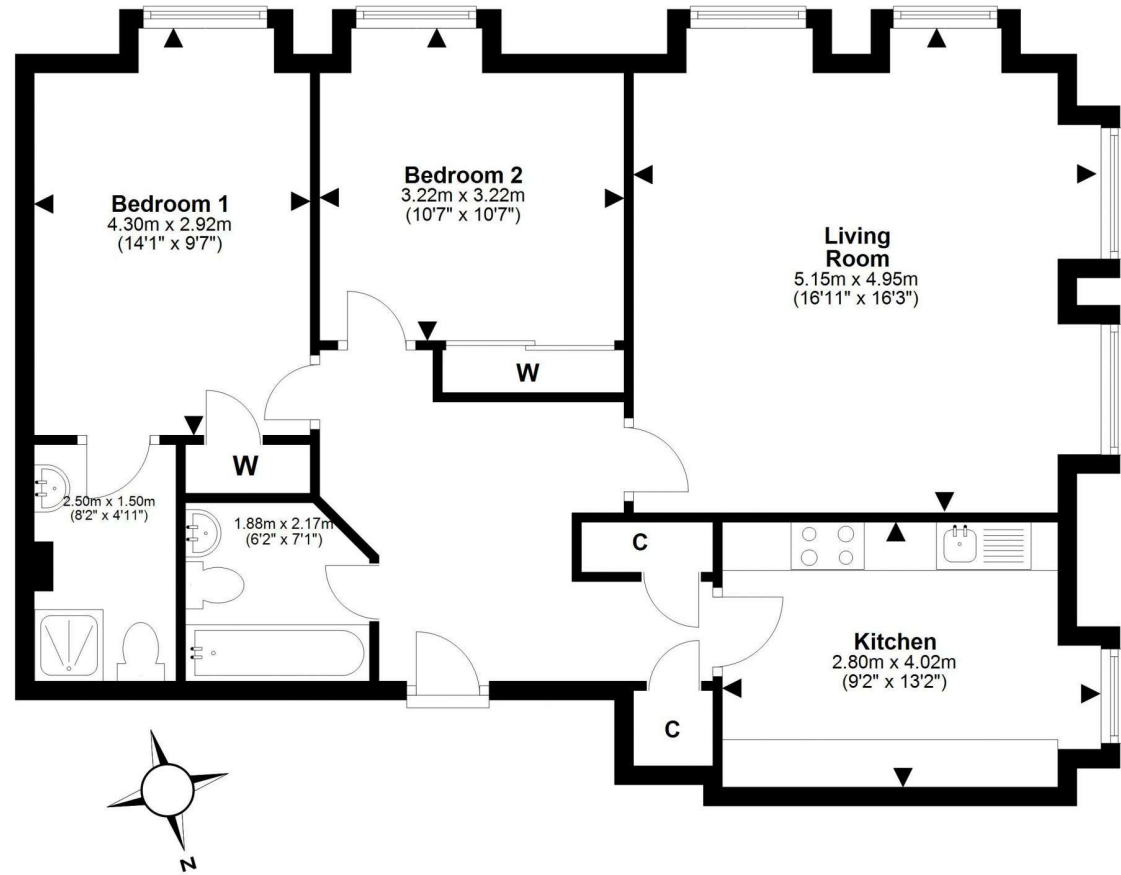
- Two-bedroom apartment
- Highly desirable location
- Excellent public transport links
- Outstanding local amenities
- Living room
- Kitchen
- Principal bedroom with ensuite
- Second double bedroom
- Bathroom

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



Property sold as seen. EPC: D CT: D Factoring: James Gibb Approx.: tbc.

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 cafés, 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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