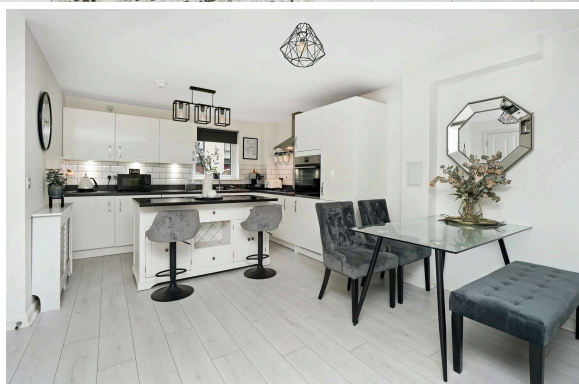




18 Adamslaw Place
PORTOBELLO | EDINBURGH | EH15 1BN


warners
solicitors & estate agents



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Warners are delighted to present this exceptional two-bedroom, main door ground floor flat, set within a modern, factored residential development. Ideally located in the highly sought-after Portobello area, just east of Edinburgh city centre, this charming 'colonies-style' flat offers the perfect blend of contemporary living and coastal convenience.

Upon entry, a welcoming hallway provides access to all rooms and features two handy storage cupboards. The heart of the home is the spacious open-plan living/dining/kitchen area, flooded with natural light. The living and dining spaces boast wood-effect flooring, dual aspect windows, and patio doors leading to a private rear patio and shared gardens—ideal for relaxing or entertaining. The stylish kitchen is fully equipped with modern units, a beautiful island, tiled splashbacks, and an integrated suite of appliances, including a gas hob, extractor hood, oven, fridge/freezer, and dishwasher.

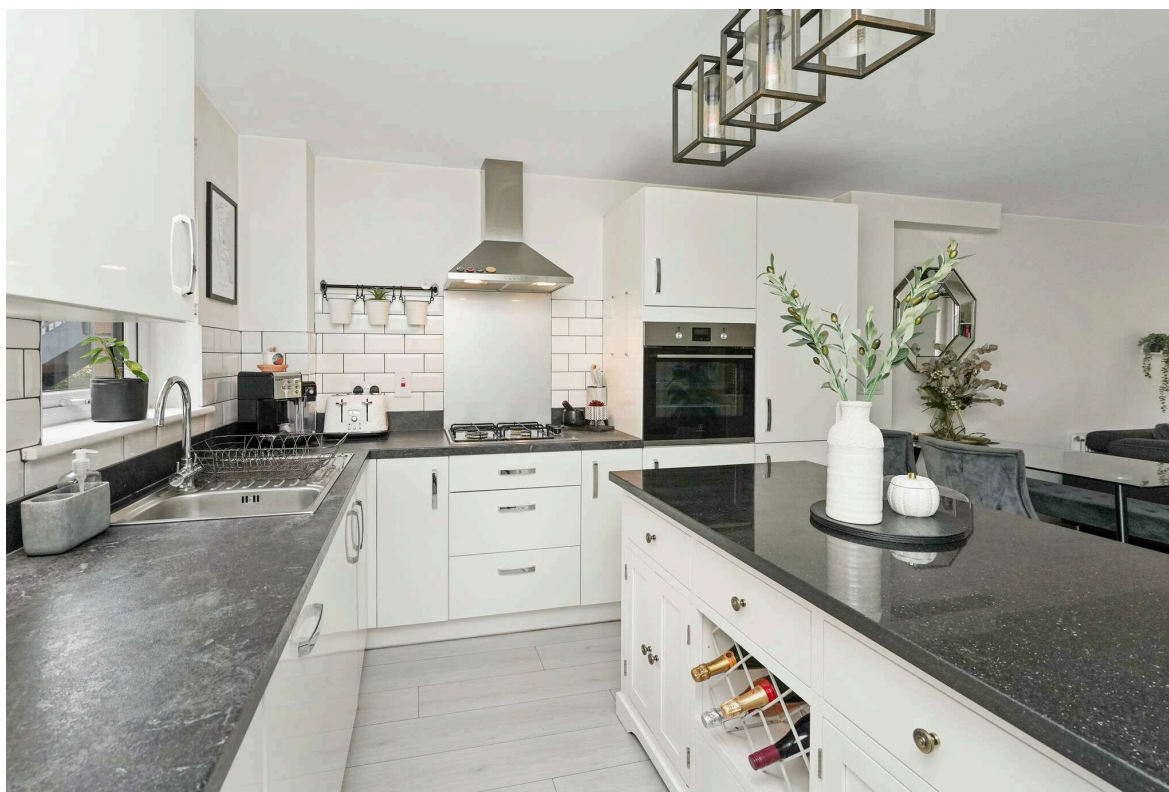
To the rear of the property, the master bedroom is a peaceful retreat, featuring a large floor-to-ceiling window and an additional smaller window, ensuring the room is bathed in natural light. The room offers plenty of space for a super king-sized bed and bedside furniture, plus a built-in mirrored wardrobe. The second bedroom, located at the front of the property, is equally well-proportioned, with carpeted flooring, a central light fitting, and a window overlooking the front garden.

The family bathroom is modern and well-appointed, featuring a three-piece suite, a mains-powered mixer shower over the bath, stylish tiled splashbacks, and a ladder-style radiator for added comfort.

This property enjoys an unbeatable location, just a short walk from the beach and promenade. The area is home to a vibrant selection of boutique shops, restaurants, cafes, and bars, making it the perfect place to live for those seeking both convenience and leisure.

- Modern ground floor flat in factored development.
- Bright open-plan living space with patio doors to garden.
- Fully integrated kitchen with modern appliances.
- Spacious master bedroom with built-in wardrobe.
- Stylish bathroom with shower over bath.
- Private driveway.
- Prime location near beach, shops, cafes, and restaurants.

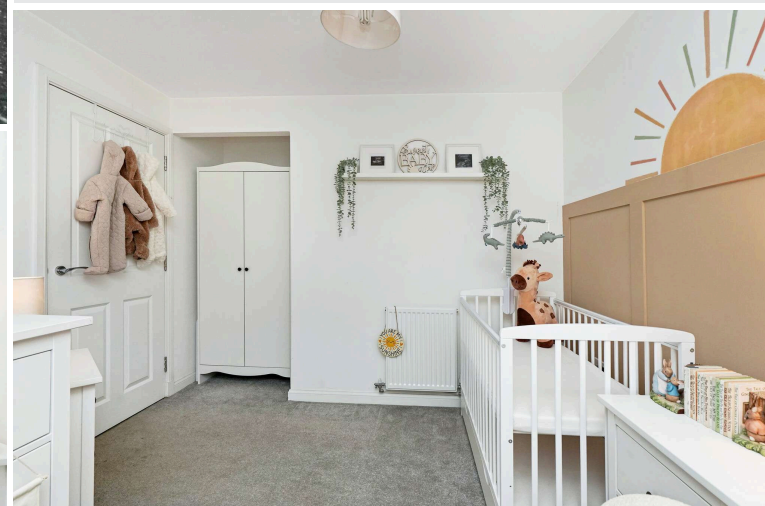
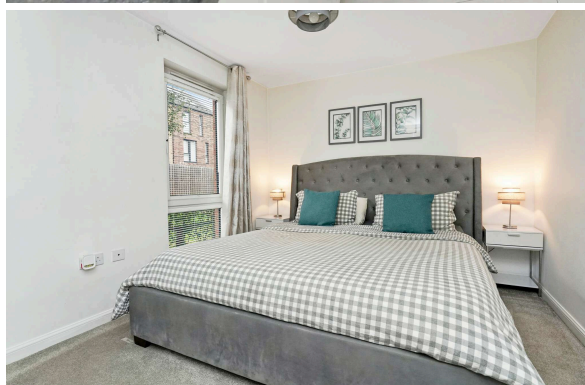
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

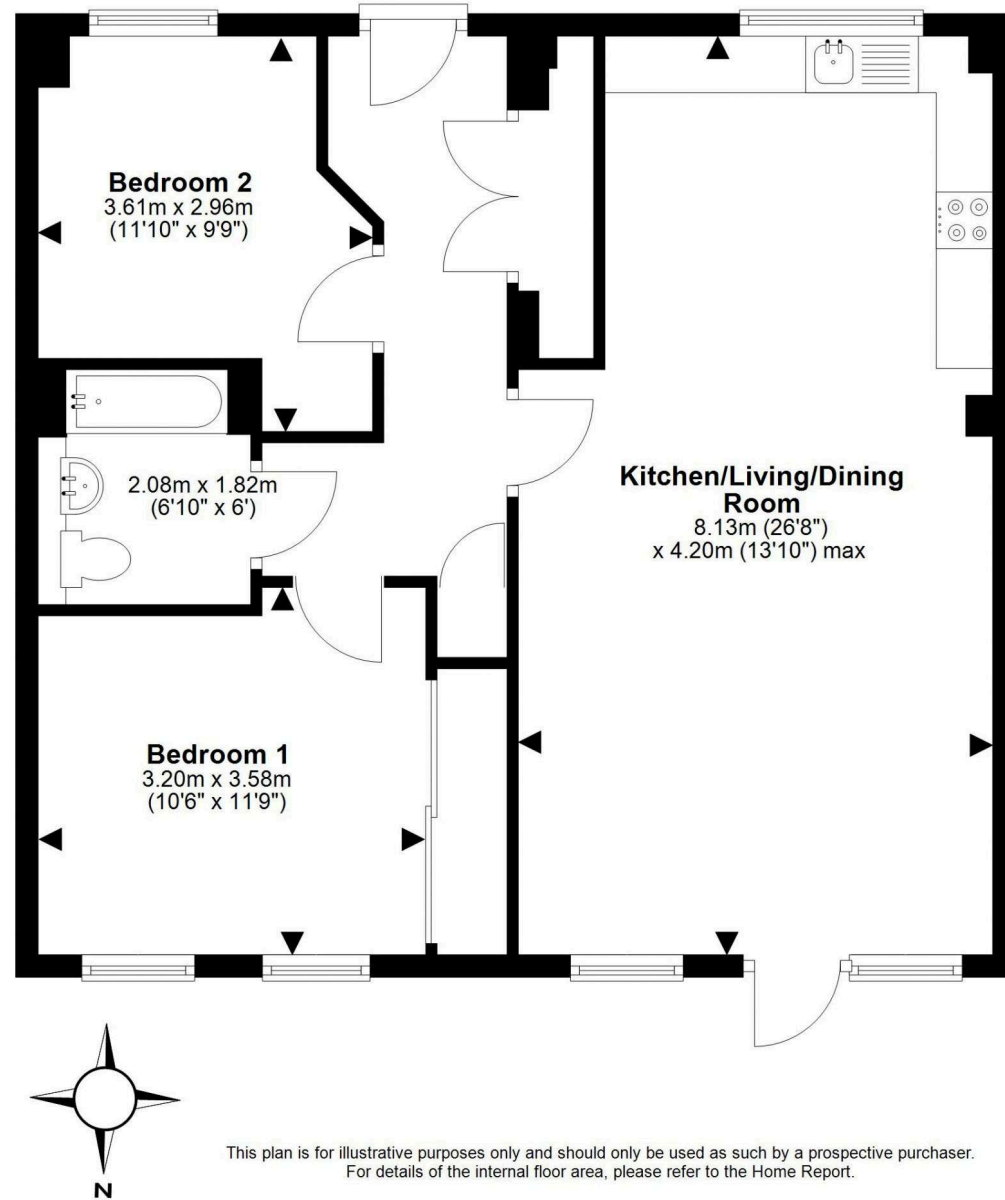


Council Tax D, Energy Rating B, Factor with Ross & Liddell, 6 Clifton Terrace Edinburgh, EH12 5DR, approx. £268.74 bi annually.

All fixtures, fittings, curtains, blinds and shed are included in the sale. The washing machine, tumble dryer, and two wall mounted TVs in the living room and second before are available under separate negotiations.

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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