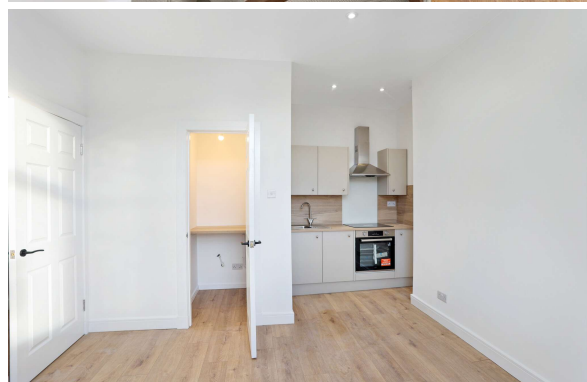




20/8 Kings Road
PORTOBELLO | EDINBURGH | EH15 1DZ

warners
solicitors & estate agents



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Warners are delighted to present this beautifully renovated one-bedroom flat, ideally situated on the highly sought-after Kings Road in Portobello. Perfectly positioned just a stone's throw from the beach, Portobello High Street, and excellent transport links into Edinburgh city centre, this stylish home offers a fantastic lifestyle opportunity by the sea.

The accommodation comprises a bright and spacious living room, featuring generous proportions and a pleasant outlook. A newly fitted kitchen area provides modern functionality, while the conveniently located utility cupboard is fully plumbed, offering valuable additional storage and laundry space. The double bedroom is well-sized and filled with natural light, complemented by a contemporary wet room with sleek fittings and finishes.

Further benefits include on-street parking, electric heating, and the property's enviable proximity to local cafes, restaurants, independent shops, and scenic beach walks.

- Newly renovated second-floor flat
- Prime Portobello location near beach & High Street
- Excellent city transport links
- Bright living room, spacious bedroom
- Modern wet room, plumbed utility
- On-street parking

Oven, hob and extractor fan included. Energy Rating E.

There are no factoring charges associated with this property.

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



Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

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 Kinnaid 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.

