



3/2 Adamslaw Place
PORTOBELLO | EDINBURGH | EH15 1BL

warners
solicitors & estate agents



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Warners are delighted to present this beautifully maintained two-bedroom first-floor apartment, forming part of a modern and well-factored residential development in the highly sought-after district of Portobello. Presented in excellent condition throughout, the property will appeal to a wide range of buyers and early viewing is strongly recommended.

The accommodation is accessed via a welcoming hallway with secure entry-phone system and two generous built-in storage cupboards. The bright and spacious south-facing open-plan living and dining area is a standout feature, boasting floor-to-ceiling windows that flood the room with natural light and create an inviting space for both relaxing and entertaining. The contemporary kitchen is fitted with sleek white high-gloss units and integrated appliances, offering both style and functionality.

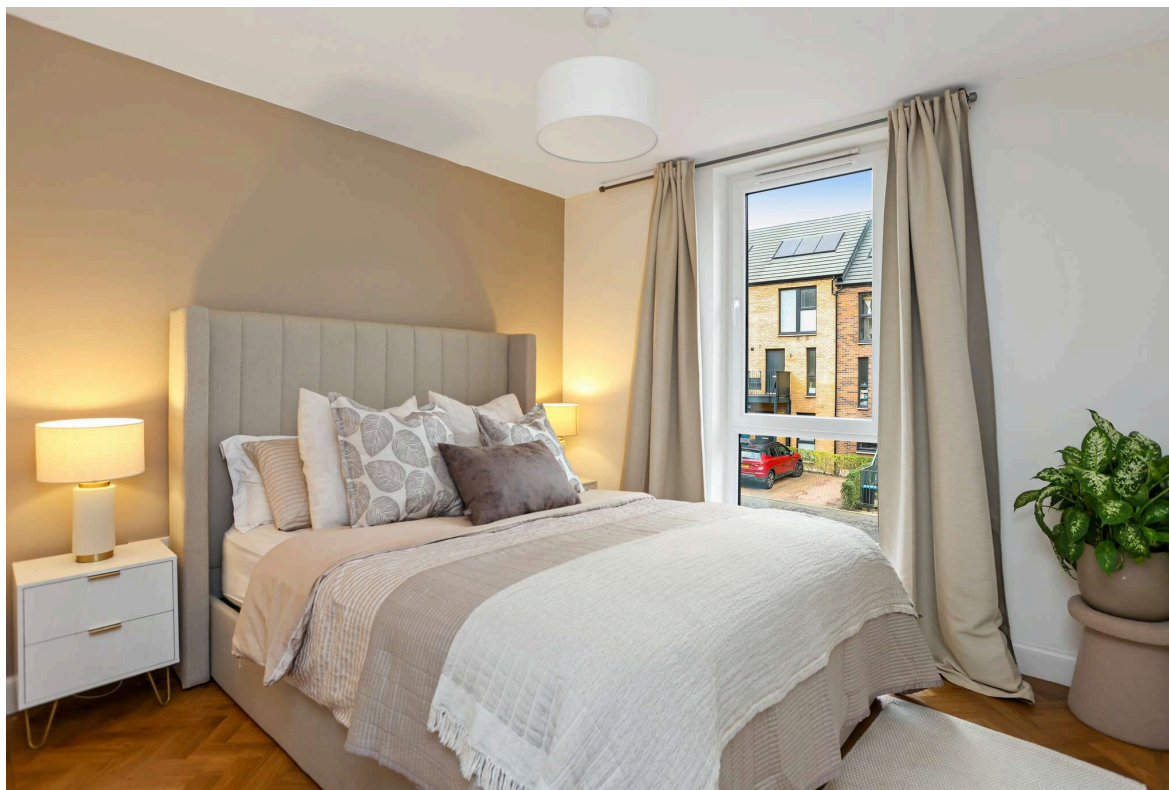
The principal bedroom features elegant herringbone wood flooring, built-in mirrored wardrobes and a modern en-suite shower room with electric shower. A second well-proportioned double bedroom also benefits from mirrored wardrobes and carpeted flooring. Completing the accommodation is a tiled family bathroom with a three-piece white suite and mains-fed shower over the bath.

The development further benefits from a serviced lift, well-maintained communal garden grounds, secure shared bike storage and residents' parking. Additional features include gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

- First-floor, two-bedroom apartment in a modern factored development
- Sought-after Portobello location with excellent local amenities
- Bright south-facing open-plan living/dining room with floor-to-ceiling windows
- Contemporary kitchen with integrated appliances
- Principal bedroom with en-suite shower room and mirrored wardrobes
- Lift access, residents' parking, secure bike storage, gas central heating & double glazing
- Factor fees payable to Ross&Liddel approximately £100 per month.

Energy Rating B, Council Tax D

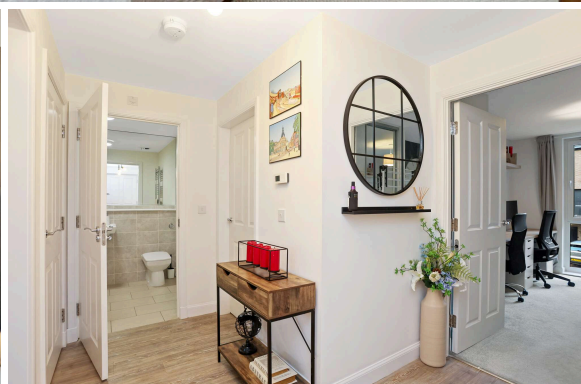
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

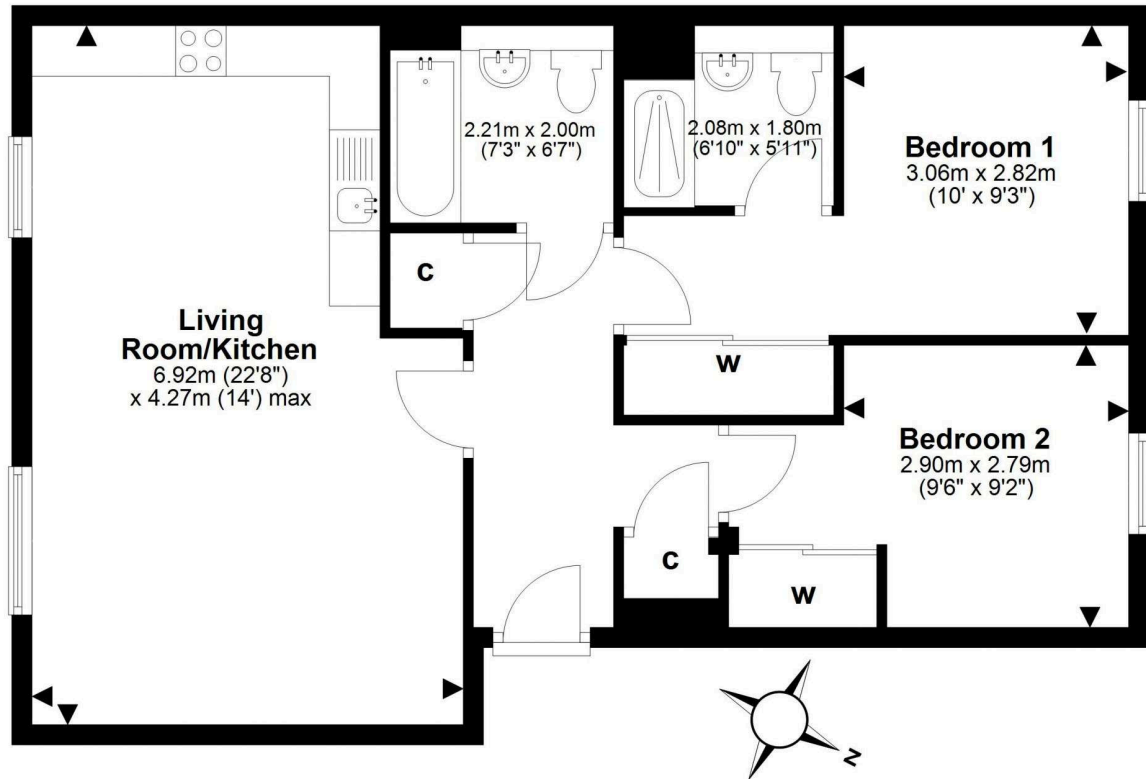


The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic 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.

All fixtures, fittings and integrated appliances are included in the sale.

Other kitchen appliances and furniture may be available through separate negotiation.





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.