



72/2 Promenade
PORTOBELLO | EDINBURGH | EH15 2DX


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Set on the first floor of a handsome traditional tenement, this exceptional flat occupies a prime position on Portobello's iconic Promenade, enjoying breath taking open views across the beach and the Firth of Forth from most rooms.

The property offers generously proportioned accommodation with a flexible layout, currently comprising a bright and elegant living room, a spacious kitchen/dining room, and four well-sized bedrooms, making it ideal for family living, home working, or hosting guests. A well-appointed bathroom and additional shower room, both featuring underfloor heating, complete the accommodation.

Period character is abundant throughout, with high ceilings, intricate decorative cornicing and stunning original fireplaces lending a sense of grandeur and timeless charm. Large double glazed windows flood the flat with natural light while perfectly framing the ever-changing coastal outlook.

The kitchen/dining room provides a welcoming hub for everyday living and entertaining, with ample space for dining while the living room offers an impressive setting for relaxation, benefitting from the spectacular seaside aspect.

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





Perfectly positioned, the flat is moments from Portobello's sandy beach and promenade, with its popular cafes, bars and independent shops close at hand. Excellent local amenities on Portobello High Street are within easy walking distance, and regular bus services provide swift connections to Edinburgh city centre and beyond.

This is a rare opportunity to acquire a spacious, characterful coastal home in one of Edinburgh's most sought-after seaside locations.

With the exception of the mirror in the store cupboard, and the tumble dryer, all items in the property will be included in the sale.

Energy rating D. Council Tax band E

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.

- Prime first-floor Promenade location with sea views.
- Spacious, flexible layout: 4 bedrooms, living and dining areas.
- Rich period features: high ceilings, cornicing, fireplaces.
- Light-filled rooms with panoramic coastal outlook
- Entertainer-friendly kitchen/dining and living spaces.
- Family bathroom and additional shower room.
- Gas central heating and double glazing.
- Close to beach, cafes, shops, and city transport.



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. Local schooling options include Towerbank Primary School and Portobello High School. 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.





