



9 Jameson Gate, 3 Portobello High Street
PORTOBELLO | EDINBURGH | EH15 1DW

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Set in the heart of Portobello moments from the beach, excellent amenities, and quick transport links is this spacious ground floor retirement apartment.

The development built by McCarthy and Stone boasts manicured communal grounds, a guest suite, resident's lounge and roof terrace, 24 hour emergency care line, a house manager. The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, bright South-West facing corner aspect lounge with direct garden access, a contemporary kitchen with attractive units, spacious master bedroom with deep built in storage and elegant en-suite shower room, a second well-proportioned double bedroom with built-in storage and the flat is completed by a stylish main shower room.

It is a condition of purchase that single occupants must meet the age requirements of 60 yrs. For a couple the second person must be over the age of 55 years.

- Bright corner aspect lounge, with door to garden
- Modern fitted kitchen
- Master bedroom with en suite and walk-in wardrobe
- Second double bedroom
- Additional shower room

Energy Rating B. Council Tax band E.

Included in the sale will be all light fittings, curtains, blinds and white goods in the kitchen.

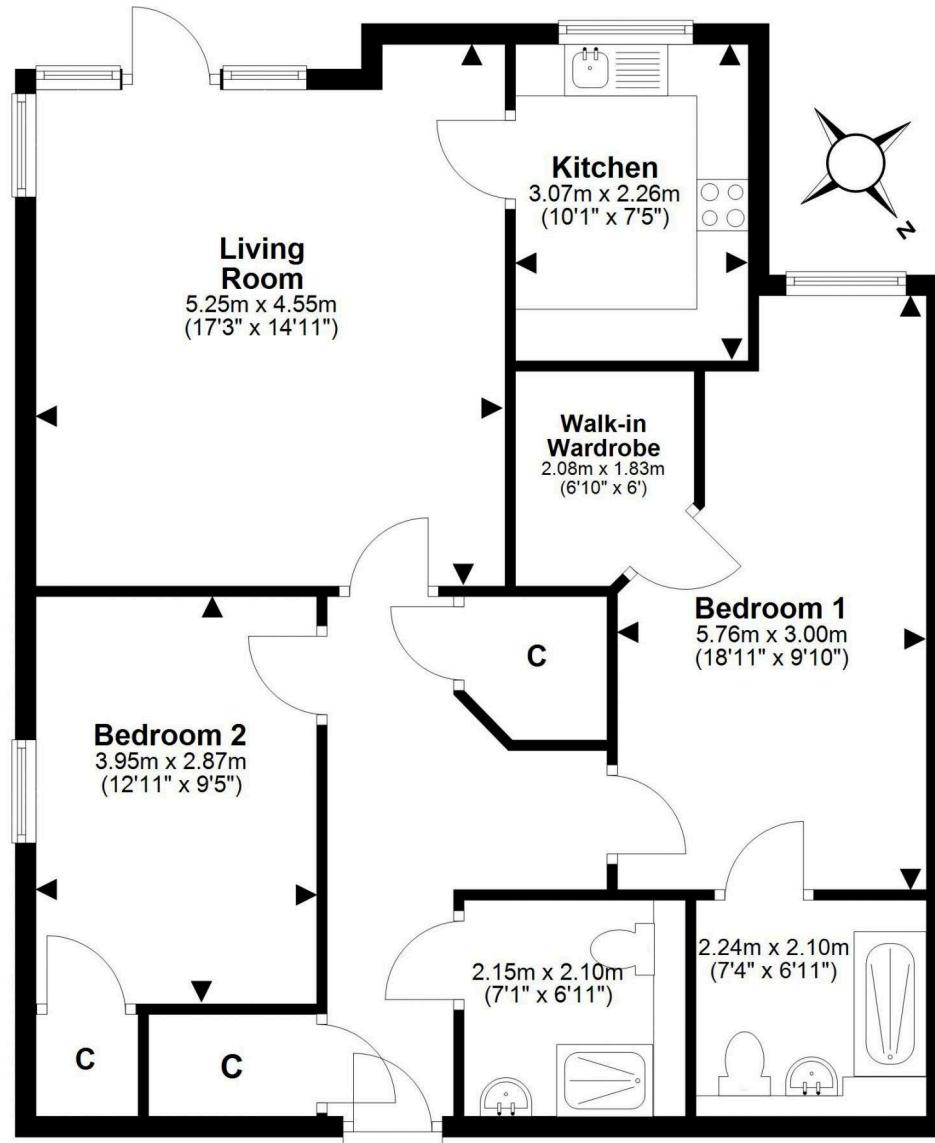
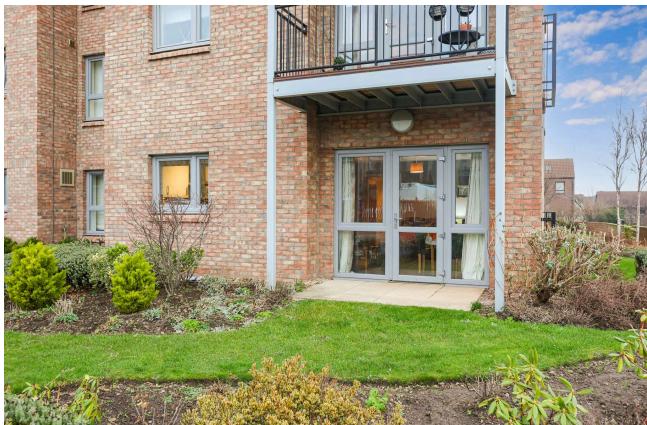
There is a factor fee of approx. £333 per month.

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 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.