

COULTERS[©]

FLAT 5, 93 PORTOBELLO HIGH STREET

PORTOBELLO, EDINBURGH, EH15 1AW

 1 BED  1 BATH  1 PUBLIC



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TAKE A LOOK INSIDE

Flat 5, 93 Portobello High Street is a well-proportioned, bright second floor flat, forming part of a traditional tenement property in the desirable area of Portobello. This apartment displays fine period features such as cornice work, high ceilings, press cupboards, excellent storage and contemporary fixtures and fittings including new carpets throughout.

The dining/kitchen has a delightful window seat and is fitted with a range of wall and base mounted shaker style cabinetry and a separate pantry area with sink and further cabinets. The integrated appliances include a four ring gas hob with overhead extractor hood, and brand new oven. There is one attractive double bedroom to the front.

KEY FEATURES



Well proportioned second floor apartment with great storage.



One double bedroom.



Shared rear garden.



Unrestricted on street parking.



Within a short walk of Portobello Beach.



Independent retailers and cafes on its doorstep.





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A sleek white bathroom comprising bath overhead shower WC, wash hand basin and chrome towel rail and a separate WC room with handbasin completes the accommodation. Heating and hot water is provided by gas central heating and fantastic storage throughout. The property further benefits from mains wired interlinked smoke, heat and CO2 detectors.

A well-kept shared garden is situated to the rear, mainly paved with mature shrubs. Unrestricted parking is available on the street outside.



THE LOCAL AREA

Portobello is a seaside suburb of Edinburgh, located 4 miles east of the city centre. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, young professionals and retirees. The beautiful beach provides a great place for residents to walk, cycle or enjoy water sports and the promenade features a variety of cafes and restaurants. With plenty of amenities, including a range of shops, supermarkets and cafes and restaurants. The area also offers a number of recreational facilities, such as Portobello swimming pool and fitness centre, and several parks and green spaces.

EXTRAS

All blinds, light fittings (excluding 2x glass hallway light shades), fitted flooring, bookshelf, wardrobe, dining table and chairs and white goods (excluding the fridge/freezer) are included in the price.

GET IN TOUCH



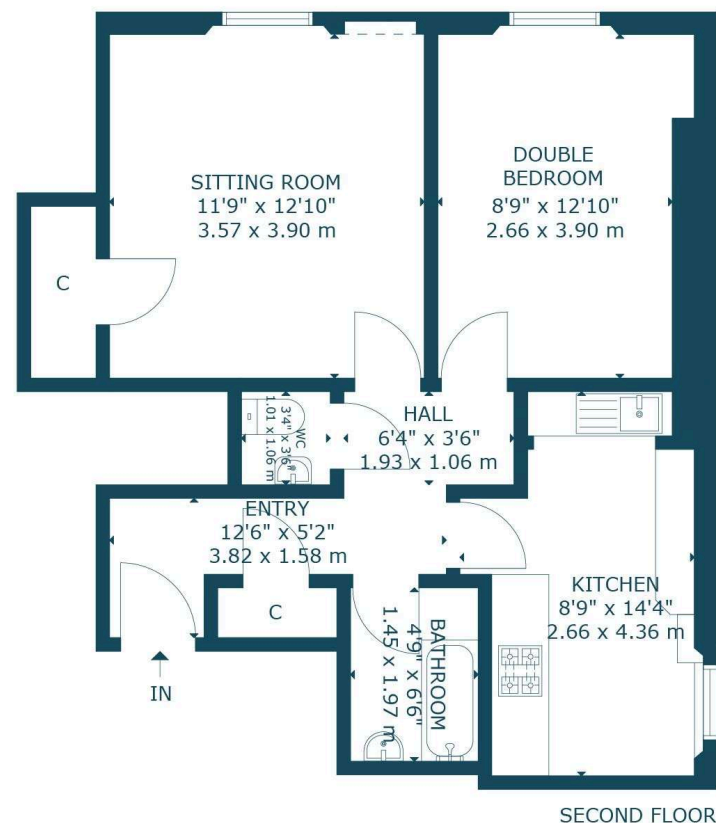
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93 (FLAT 5), PORTOBELLO HIGH STREET, PORTOBELLO, EDINBURGH, EH15 1AW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 542 SQ FT / 50 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.