

COULTERS®

3/5 WESTBANK PLACE

PORTOBELLO, EDINBURGH, EH15 1UD

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

3/5 Westbank Place is a two bedroom second floor flat and is positioned within a quiet residential development within popular Portobello and is a stone's throw away from Portobello Promenade.

The property comprises of a welcoming hall with great cupboard space, a sleek modern kitchen with a range of wall and floor mounted cabinets and integrated appliances including an oven, cooker hood and four ring electric hob.

KEY FEATURES



Well presented second floor flat.



Two generous double bedrooms with built-in wardrobes.



A stone's throw away from Portobello Promenade.



Private residents parking.



Within a short walk of Portobello High Street.



Excellent local amenities within walking distance.





The kitchen leads into the spacious and sitting room with views to the Firth of Forth and dining space. The two generous double bedrooms with built-in wardrobes and three piece partially tiled shower room with chrome heated towel rail complete the accommodation.

The property further benefits from modern electric heating, double glazing, and private residents parking.





THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, retirees and young professionals.

There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent cafes and restaurants, most of which can be found on the high street. There is also a swimming pool and a number of lovely local parks.

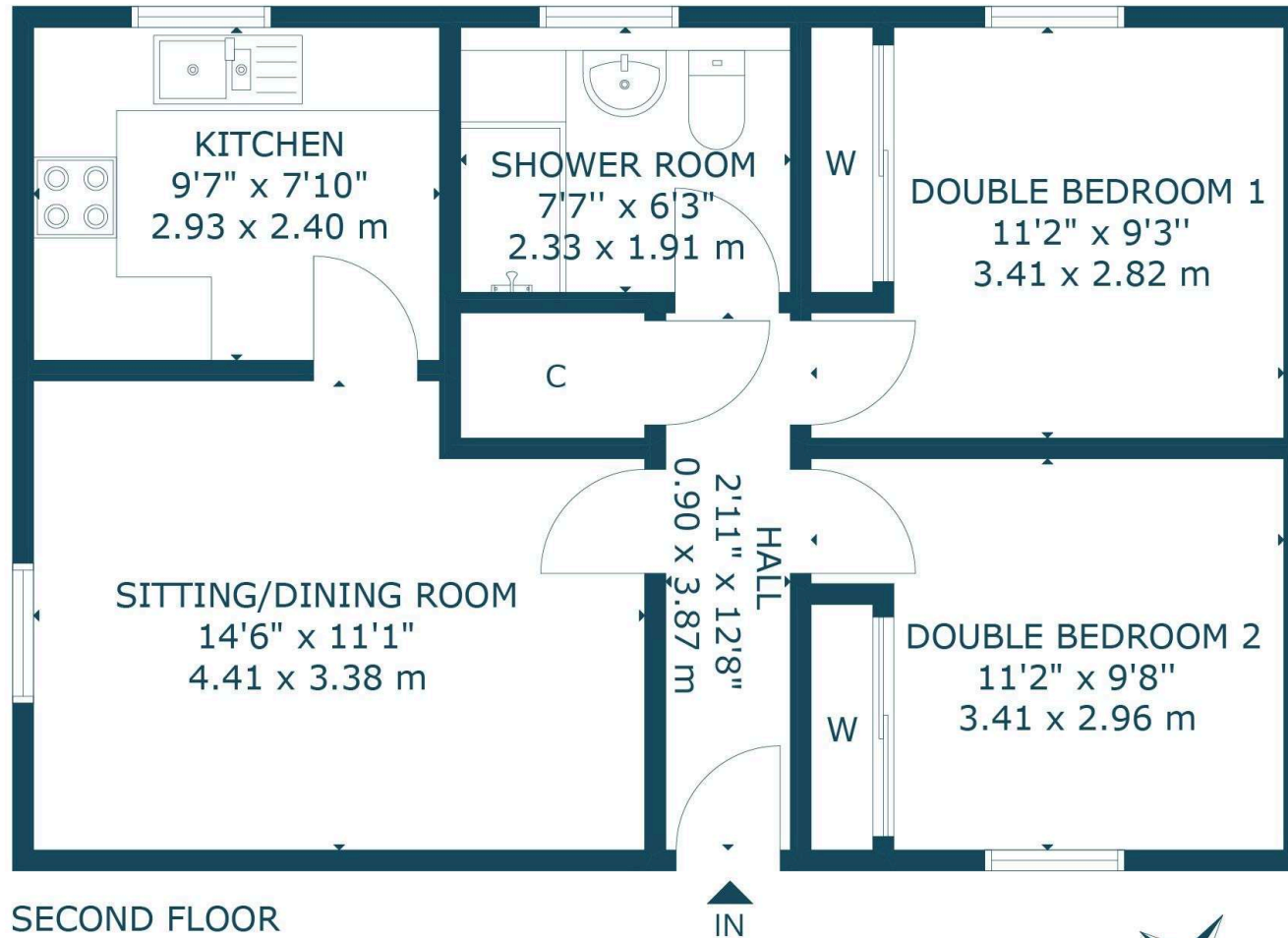
The area has excellent transport links to the city with regular buses running along the High Street and Brunstane Train Station can be reach within a 10-15 minute walk.

EXTRAS

All light fittings, fitted flooring and integrated appliances are included in the sale price.







SECOND FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 576 SQ FT / 53 SQ M

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

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GET IN TOUCH

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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.