

COULTERS[©]

FLAT 6, 2 BARNIE TERRACE

EDINBURGH, EH15 1BU

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This well presented second floor flat forms part of a modern development within the vibrant and desirable Portobello area.

The property comprises of a welcoming hallway with plenty of storage; a spacious open plan kitchen/sitting room with dual aspect and floor to ceiling windows providing sea views. The kitchen offers a selection of sleek floor and wall mounted units, integrated appliances including a four-ring gas hob, eye-level oven, and extractor hood.



KEY FEATURES



Well presented second floor flat



Two double bedrooms, one with an en-suite



Well maintained shared garden space



Private residents parking



Within a short walk of Portobello Beach



Independent retailers and cafes nearby



EPC Rating - B



Council Tax Band - Unknown



There are two generous double bedrooms, the principal hosting mirrored double wardrobes and a three piece en-suite. A spacious partially tiled bathroom with overhead shower completes the accommodation.

This energy efficient home has been fitted with high quality double glazing and gas central heating. The property also benefits from residents parking and well-maintained share garden space.





THE LOCAL AREA

The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a long sandy beach, outstanding independent shops and cafés, and the cosmopolitan village atmosphere for which the area has become renowned!

The bustling High Street, and surrounding streets, boast a fantastic selection of cafés, 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 fitness 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.

EXTRAS

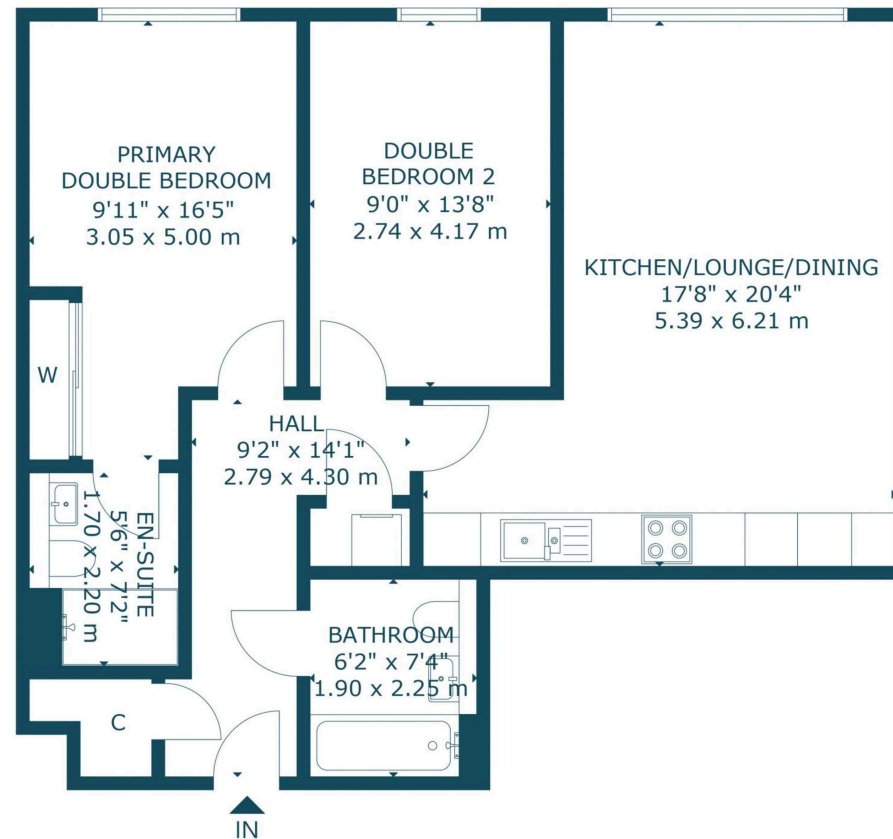
All blinds, fitted flooring and integrated appliances are included in the sale price.

The property is factored by Ross and Liddell with a monthly cost of approximately £60 a month.

HOME REPORT VALUATION: 280,000







FLAT 6, 2 BARNIE TERRACE, PORTOBELLO, EDINBURGH, EH15 1BU
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 789 SQ FT / 73 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.