

COULTERS[©]

FLAT 3, 2 SKYLARK PLACE, PORTOBELLO

PORTOBELLO, EDINBURGH, EH15 1AA

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within a sought-after modern development in the vibrant coastal district of Portobello, Flat 3, 2 Skylark Place offers a beautifully presented three-bedroom apartment just moments from the beach. This first-floor property combines contemporary design with a relaxed seaside atmosphere, creating an ideal home for professionals, families, or downsizers seeking a peaceful retreat with city convenience.

KEY FEATURES



Modern first floor flat.



Three double bedrooms, one with an en-suite.



Well maintained communal gardens.



Private residents parking.



Within a short stroll to Portobello Promenade.



Independent retailers and cafes nearby.

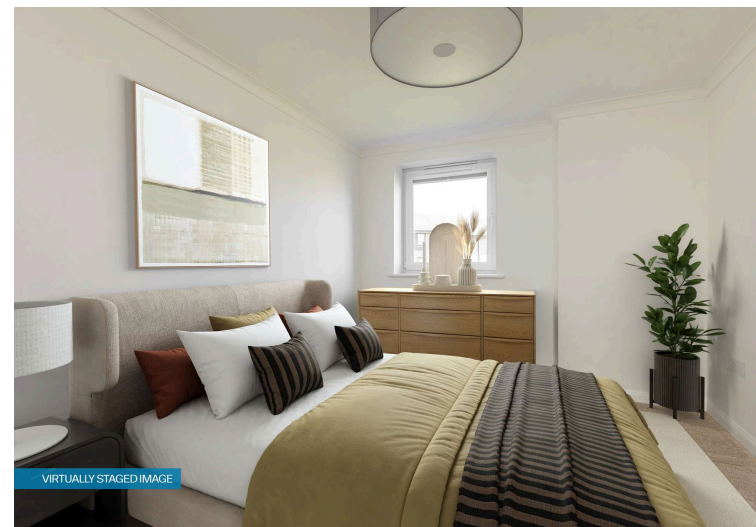


EPC Rating - B



Council Tax Band - E





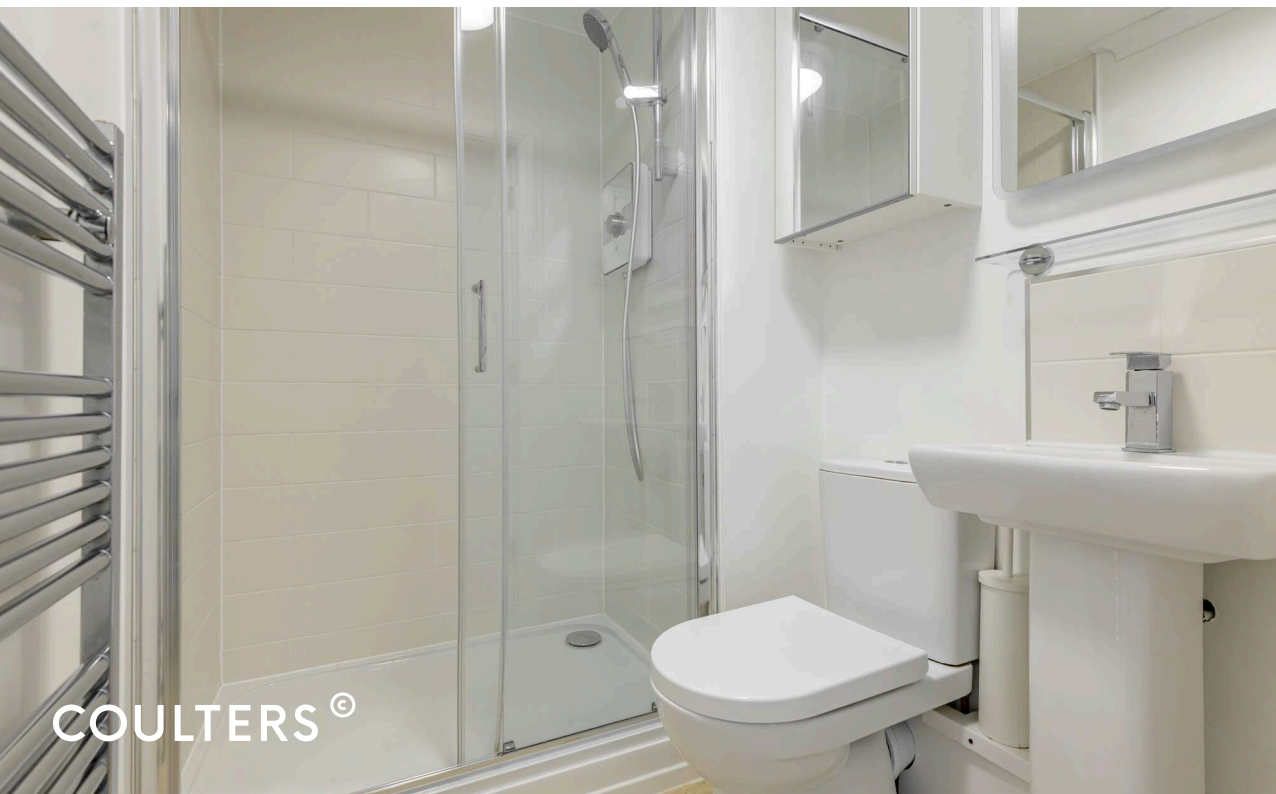
The apartment opens into a welcoming hallway with excellent built-in storage. The heart of the home is the bright and spacious open-plan living/kitchen area, where full-height windows bathe the space in natural light and provide an inviting place to relax or entertain. The modern kitchen, stylishly integrated within this space, features sleek cabinetry and quality appliances, offering both form and functionality.

Each of the three double bedrooms is well-proportioned and thoughtfully designed, with the principal bedroom benefitting from a chic en-suite shower room. A contemporary family bathroom with a clean, neutral finish completes the accommodation. The property enjoys a high standard of finish throughout and is in walk-in condition, offering a turnkey opportunity for the new owner. Outside, the development is surrounded by well-maintained communal gardens and provides private residents' parking.





VIRTUALLY STAGED IMAGE



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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, 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. 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. The area also offers a number of recreational facilities, such as Portobello swimming pool and fitness centre, and several parks and green spaces. For families with children, Portobello boasts several good schools, including some highly-rated primary schools. The area has a strong sense of community, with various events and activities throughout the year.

Overall, Portobello offers a fantastic quality of life, with a beautiful seaside location, excellent amenities and good transport links to the city centre. It's known for its friendly community, making it a popular choice for those seeking a quieter, more relaxed way of life while staying close to all that Edinburgh has to offer.

EXTRAS

All fitted floor coverings, light fittings, blinds and all integrated kitchen appliances will be included in the sale. The development is factored by Ross & Liddell with an approximate cost of £450 per year.

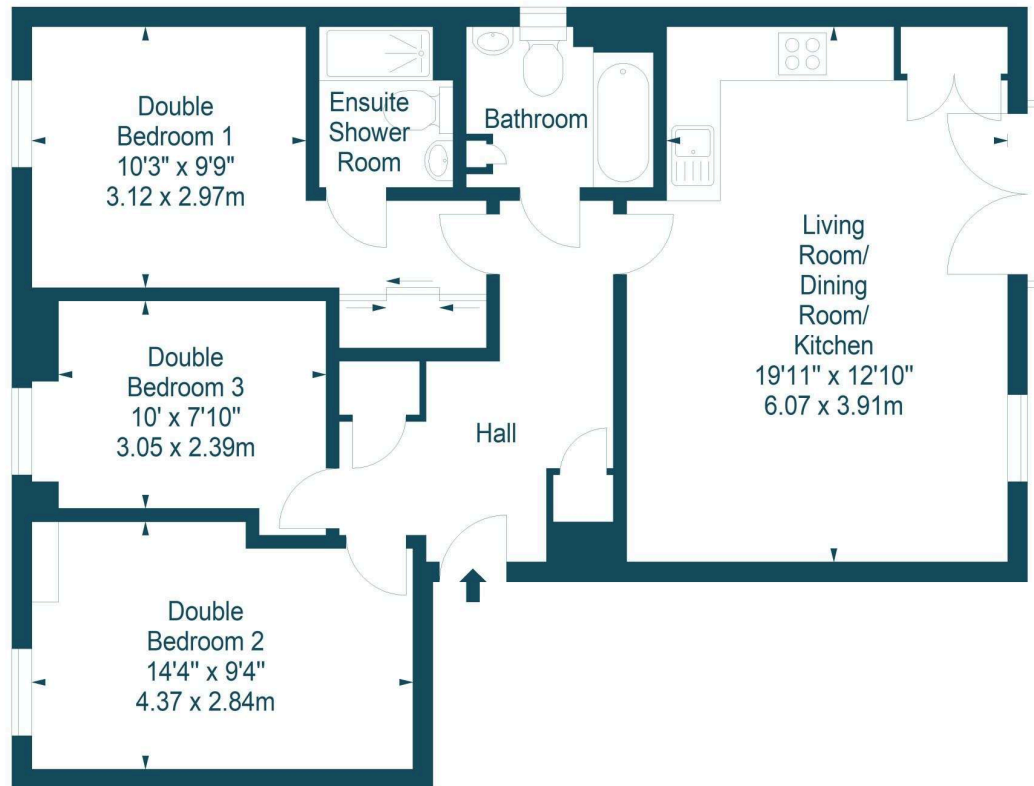
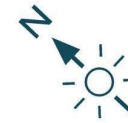
HOME REPORT VALUATION: £315,000



Skylark Place,
Edinburgh,
Midlothian, EH15 1AA



Approx. Gross Internal Area
835 Sq Ft - 77.57 Sq M
For identification only. Not to scale.
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First Floor

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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.