

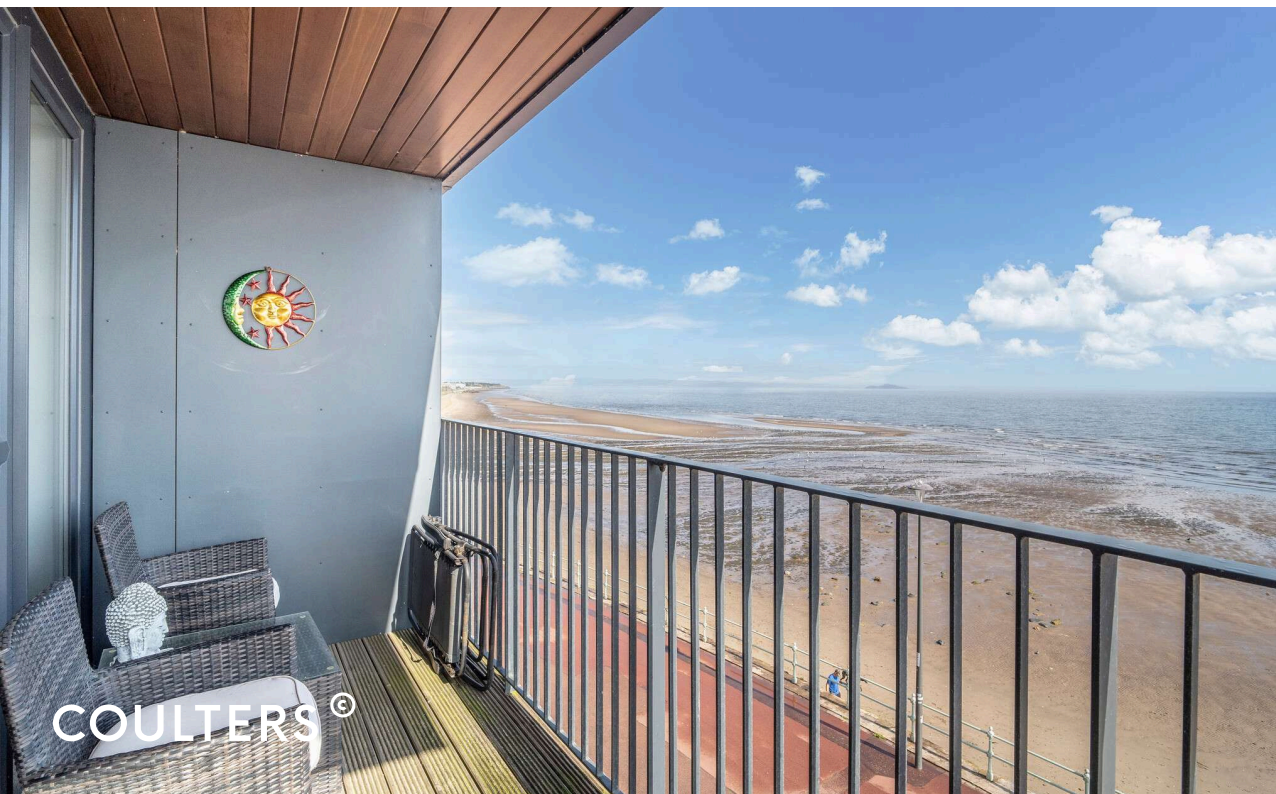
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27/6 BRIDGE STREET

PORTOBELLO, EDINBURGH, EH15 1DB

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TAKE A LOOK INSIDE

Enjoy front-row living at the seaside with this exceptional one-bedroom second-floor apartment, set directly on Portobello's beloved promenade. Situated at 27/6 Bridge Street, this modern waterfront home offers breathtaking, uninterrupted views over the Firth of Forth and captures the very essence of coastal living—right from your private terrace. Located within a well-maintained, contemporary development with secure entry and lift access, the property combines effortless style with everyday practicality.

KEY FEATURES



Modern second floor apartment.



One spacious double bedroom with views of Arthur's Seat.



Large private balcony with sea views.



Allocated underground parking space.



Located on Portobello Beach front.



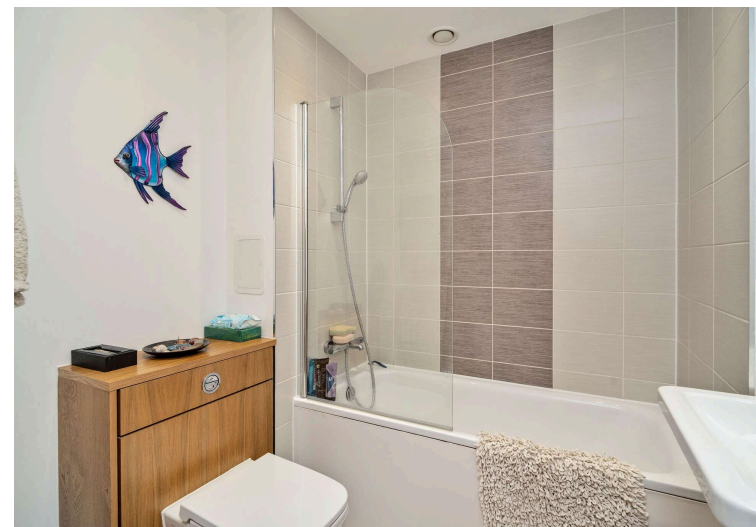
Excellent local amenities within a short walk.



EPC Rating - B



Council Tax Band - D



Step inside to a welcoming hallway with excellent built-in storage, leading into a bright and spacious open-plan living, dining and kitchen area. Floor-to-ceiling windows frame the ever-changing sea views and open onto a generous private terrace. The sleek kitchen features matt white cabinetry and integrated appliances, while the living space is designed for comfort and sociability. The large double bedroom is bright and inviting, complete with built-in wardrobes that offer ample storage. A contemporary bathroom with a high-quality finish-including an overhead shower -completes the interior.

Modern features include gas central heating, an efficient airflow system and full double glazing for year-round efficiency and ease. The apartment also benefits from allocated underground 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, 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

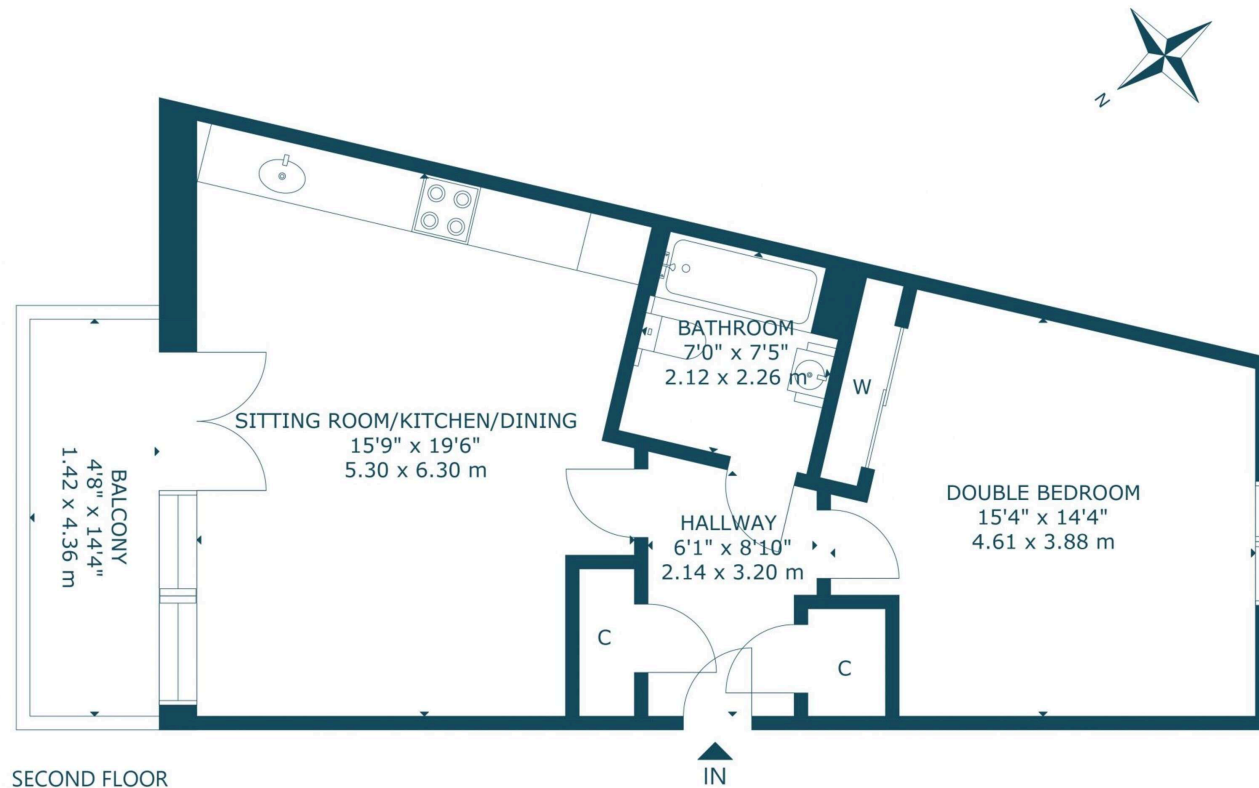
All fitted floor coverings, light fittings, blinds and all integrated kitchen appliances will be included in the sale. The property is factored by Simply Factors with a monthly cost of approximately £115.

HOME REPORT VALUATION: £310,000



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27/6 BRIDGE STREET, PORTOBELLO, EDINBURGH, EH15 1DB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 646 SQ FT / 60 SQ M
 BALCONY 65 SQ FT / 6 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.