

COULTERS[©]

94/22 INCHVIEW TERRACE

PORTOBELLO, EDINBURGH, EH7 6TF

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within an impressive, A-Listed red brick building that was formerly Ramsay Technical Institute, this spacious flat enjoys a prime location just a few minutes' walk from Portobello beach and High Street. With lift access, the property is positioned on the third floor and offers bright and flexible living space, ideal for modern living and entertaining.

Off the entrance hall, there is a large sitting room with striking arched windows that feature throughout the property and lend the flat a wonderful sense of character. A short flight of steps leads to the open-plan kitchen and dining area, creating a natural sense of separation while maintaining a sociable layout. The kitchen has a practical layout and is fitted with ample worktop space and a good selection of wall and base mounted cabinetry.

KEY FEATURES



Spacious third floor flat in brick-built A-Listed building.



Factored development with lift.



Short stroll to Portobello beach and high street.



EPC Rating - D



Two double bedrooms one with en suite



Allocated parking space.



Regular buses into the city centre.



Council Tax Band - E



There are two double bedrooms, both boasting fitted wardrobes, with the principal bedroom benefitting from an en-suite shower room. A modern bathroom with white three-piece suite is accessed from the hallway, as is a very handy, large storage cupboard.

The property is fitted with electric heating and double glazed windows. The building has a secure entry system and there is an allocated parking space as well as visitors' parking available within the residents' car park.

The factor is James Gibb with monthly fees of approximately £129 that include buildings insurance.



THE LOCAL AREA

Portobello is a highly sought-after seaside suburb of Edinburgh, located approximately four miles east of the city centre on the edge of the Firth of Forth. Renowned for its vibrant community atmosphere, promenade and sandy beach, the area appeals to a broad range of buyers including families, professionals and retirees. The beach and promenade offer a wonderful setting for walking, cycling and water sports, and are lined with a variety of cafés and restaurants. Portobello High Street provides a further selection of local amenities including supermarkets, cafés, bakeries, and specialist retailers. The area also benefits from a number of recreational facilities including Portobello Swim Centre and fitness clubs, as well as several parks and open green spaces. Schooling is well catered for with a choice of nursery, primary and secondary schools, many of which enjoy strong local reputations. Portobello hosts regular community events and activities throughout the year, contributing to its welcoming and inclusive atmosphere, while excellent public transport links and nearby road connections provide quick access to the city centre and surrounding areas.

EXTRAS

All blinds, curtains, light fittings, fitted floor coverings and white goods are included in the sale price. Other items may be available separately.

HOME REPORT VALUATION: £275,000



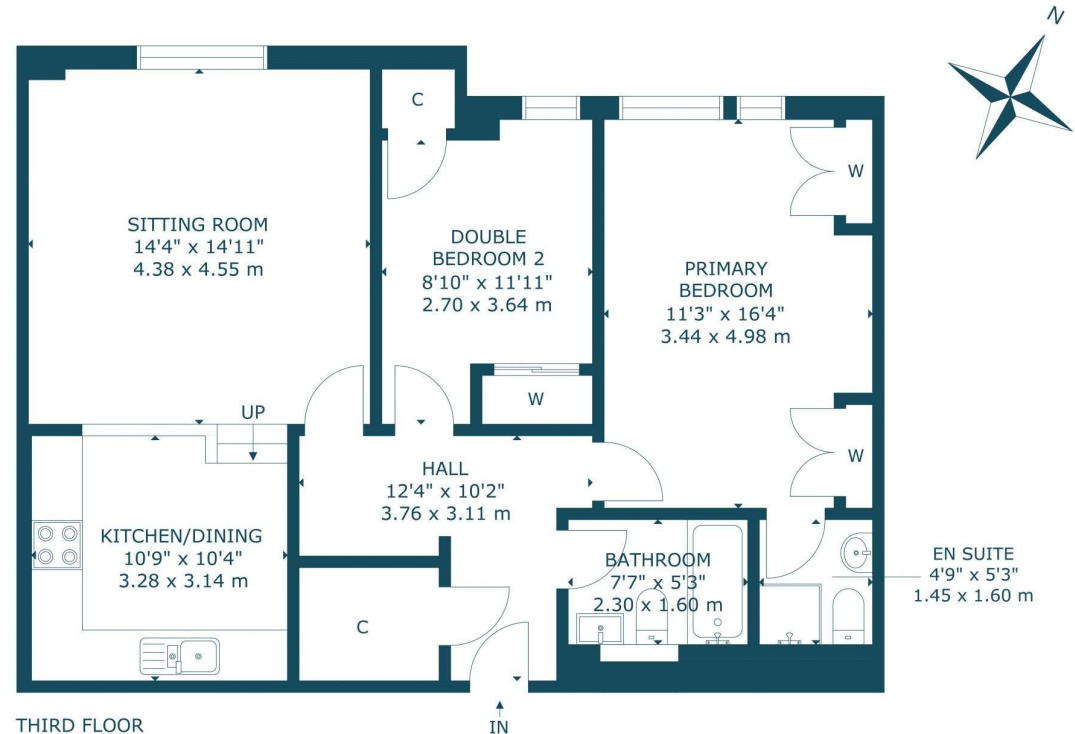
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



THIRD FLOOR

94/22 INCHVIEW TERRACE, EDINBURGH, EH7 6TF
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 852 SQ FT / 79 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

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.