

COULTERS[©]



9/4 PROMENADE TERRACE

PORTOBELLO, EDINBURGH, EH15 1DT

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Offering an enviable beachfront lifestyle, this is a well presented two-bedroom apartment, forming part of a traditional Victorian stone building with a fantastic coastal outlook. Situated directly on Portobello promenade, east of Edinburgh City Centre, the home boasts plenty of period features such as fireplaces, high ceilings, a press cupboard and cornice work. Located on the first floor, the property boasts spectacular panoramic views of award-winning Portobello beach and the North Sea. With popular bars, restaurants and retailers on the doorstep this is a rare opportunity not to be missed.

KEY FEATURES



First floor flat within traditional tenement.



Two double bedrooms plus box room.



Well maintained shared rear garden.



Private residents parking.



Situated on Portobello promenade.



Excellent local amenities nearby.

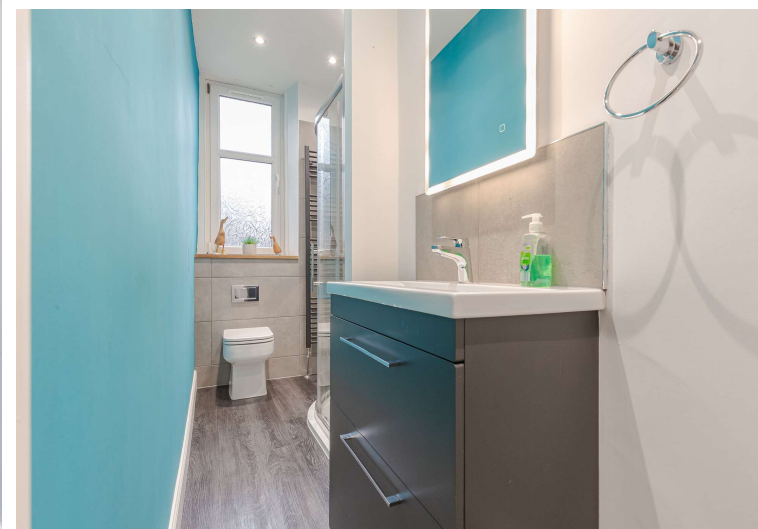


EPC Rating - C



Council Tax Band - C





The elegant bay-windowed sitting room faces the water, filling the space with natural light and offering an ever-changing outlook across the beach and sea. The spacious kitchen has plenty of room for dining - ideal for relaxed family meals or entertaining friends. The kitchen is well laid out and offers excellent storage and a utility room, combining modern functionality with generous proportions rarely found in similar properties.

The accommodation includes two comfortable double bedrooms and a box room, perfect as a study or nursery. A modern and well-appointed bathroom completes the layout. To the rear of the building, residents share a well-kept communal garden, and parking is available in a private residents' car park.





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

HOME REPORT VALUATION: £370,000

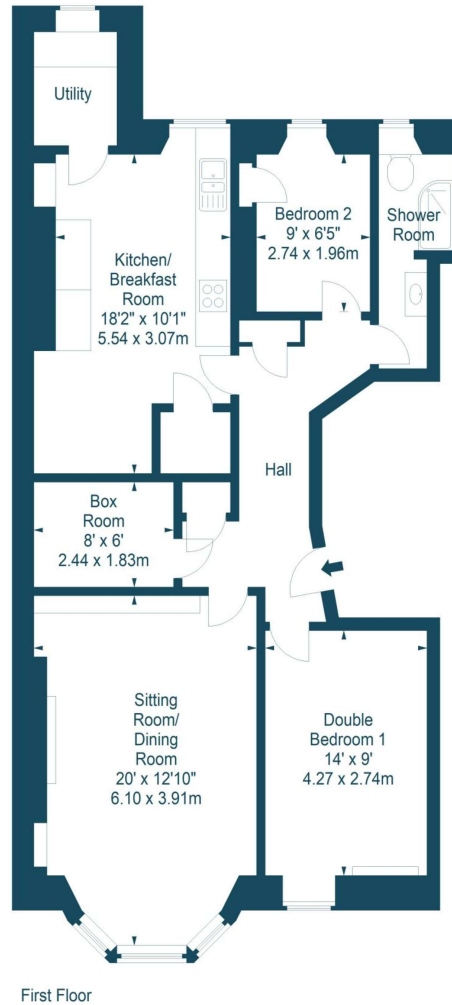




Promenade Terrace,
Edinburgh, EH15 1DT



Approx. Gross Internal Area
923 Sq Ft - 85.75 Sq M
For identification only. Not to scale.
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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.