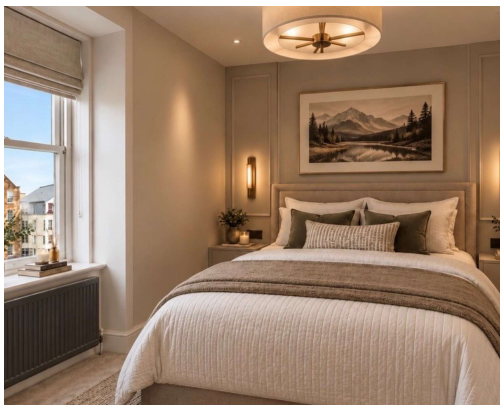
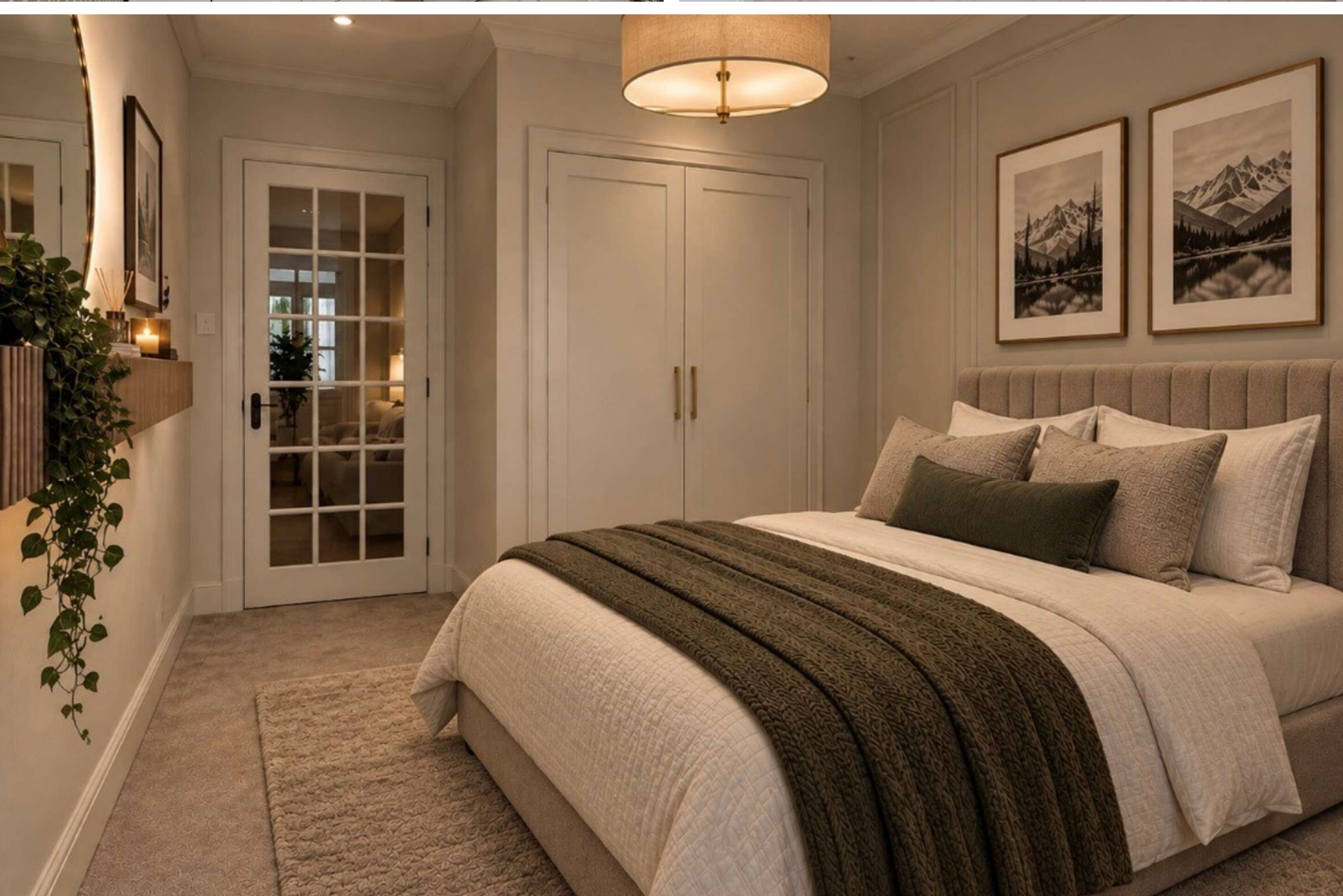




9/4 Mentone Avenue
EDINBURGH, EH15 1HZ

- Prime Portobello location
- Bright and spacious accommodation
- Two well-proportioned double bedrooms
- EPC: C
- Council tax band: C





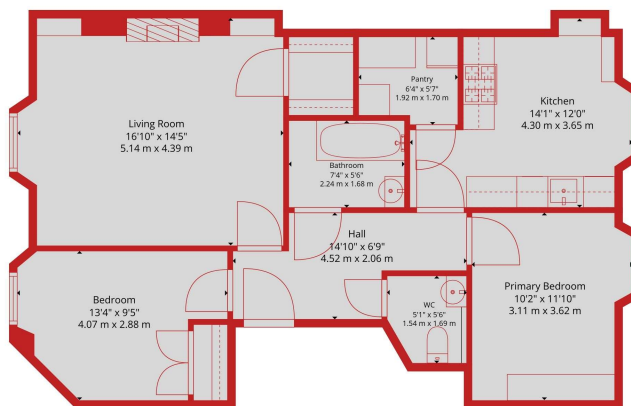
A bright and spacious two-bedroom apartment ideally located in the heart of Portobello, just a stone's throw from both the vibrant Portobello High Street and the beach. Offering generous accommodation throughout, the property features a large living room with an attractive fireplace, a bright and airy kitchen complete with a traditional Edinburgh press and separate pantry, two well-proportioned double bedrooms with storage, a spacious family bathroom, and a separate WC.

We have added some dressed photos to give an idea of how the property could look if furnished. Sizes are approximate and not to scale. Please refer to floorplan.

Further benefits include access to a well-maintained communal garden, gas central heating, and on-street parking.

Location:

Portobello has a lively High Street with independent shops and cafes as well as multiple supermarkets. Within easy reach there is an Aldi, Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. Towerbank Primary school being the catchment school. At further education level are the refurbished Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Indoor Bowls & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel, Joppa tennis courts and outdoor bowling clubs. Portobello Beach can be reached within minutes from the doorstep, and is great for a relaxed stroll.



Total: 797 sq. Ft, 74m²

Excluded Areas: Walls: 64 sq. Ft, 6 m²

Measurements Expressed Highly Probable But Not Guaranteed



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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