



10/6 Bernie Terrace
PORTOBELLO | EDINBURGH | EH15 1BU

warners
solicitors & estate agents



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Warners are delighted to present this impressive three-bedroom, second-floor apartment, ideally situated in the ever-popular coastal suburb of Portobello. Offered to the market in true walk-in condition, the property benefits from gas central heating, double glazing, and residents' parking.

The heart of the home is the bright and spacious open-plan living and kitchen area, flooded with natural light and offering excellent flexibility for both relaxing and entertaining. There is ample room to accommodate a variety of furniture layouts, allowing buyers to tailor the space to their lifestyle. The contemporary kitchen is well-appointed with an extensive range of base and wall-mounted units, providing superb storage and preparation space, along with a selection of integrated appliances including a dishwasher.

The principal bedroom is a generously proportioned double, featuring built-in wardrobes and a stylish en-suite shower room. Bedrooms two and three are also well-sized doubles, each offering ample space for a full complement of bedroom furnishings.

Completing the accommodation is the modern family bathroom, partially tiled and fitted with a three-piece white suite, including a mains-powered shower over the bath.

This is a fantastic opportunity to acquire a stylish, move-in-ready home in a sought-after location, and early viewing is highly recommended.

- Sought-after Portobello location.
- Walk-in condition throughout.
- Bright, spacious open-plan living/kitchen area.
- Three generous double bedrooms (principal en-suite).
- Modern kitchen with integrated appliances.
- Gas central heating, double glazing & residents' parking.

Council Tax E. Energy Rating B.

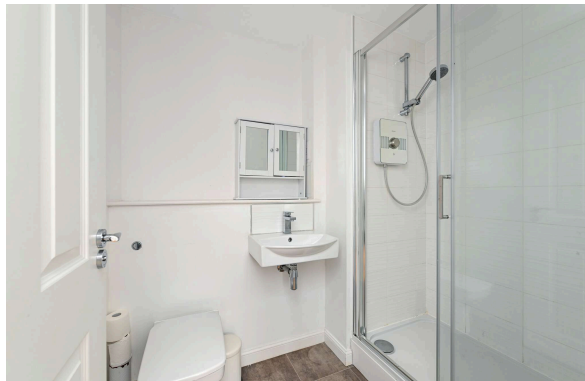
Factor fee payable to Ross and Liddell £900 annually

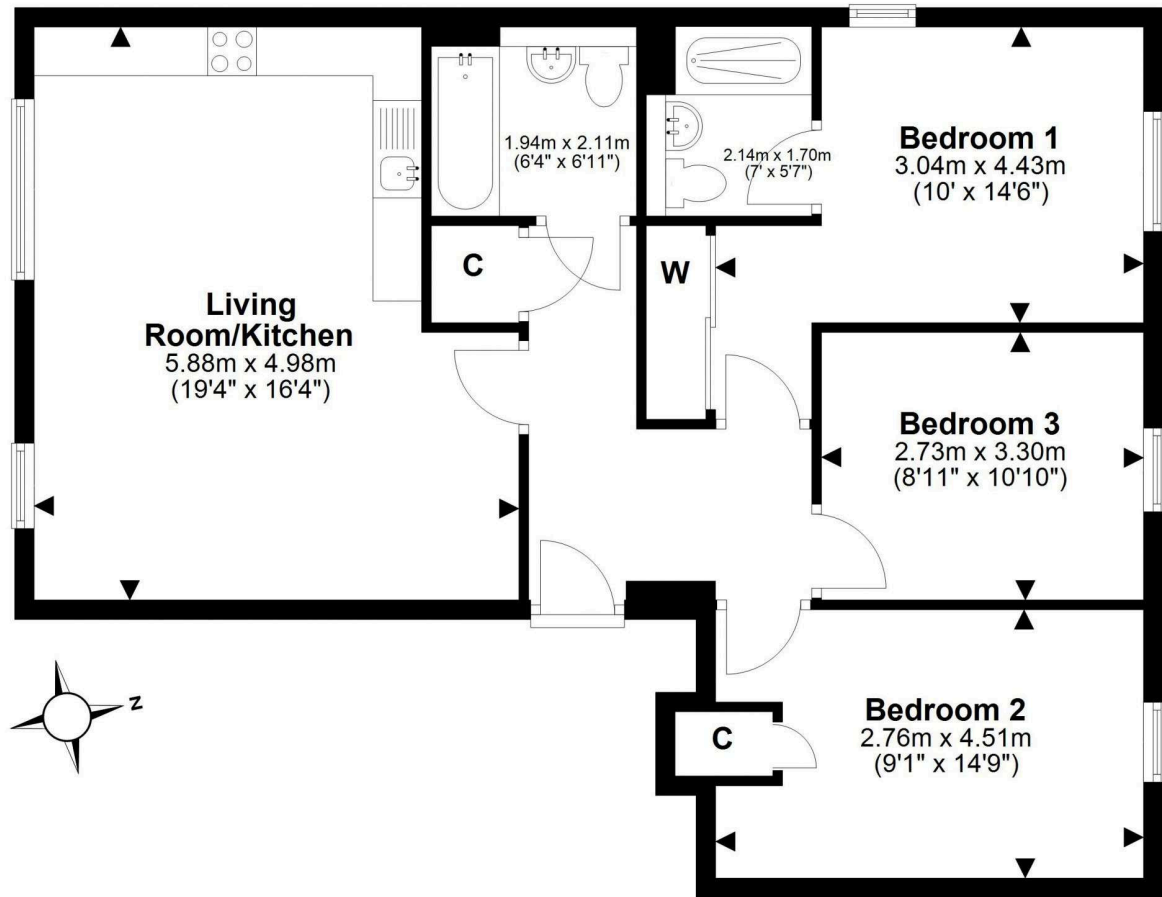
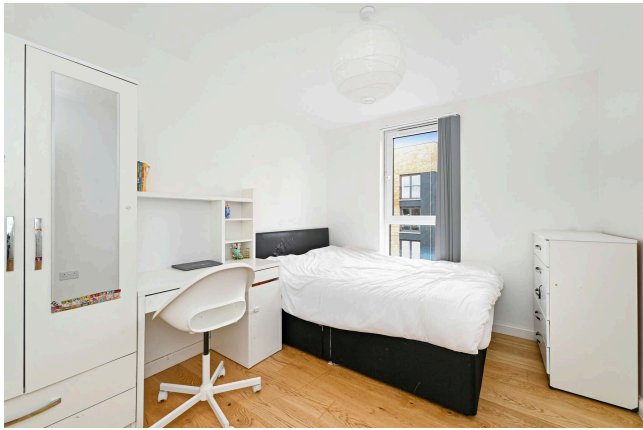
All fixtures, fittings, integrated kitchen appliances, (including fridge freezer, and dishwasher) and curtains will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafes, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.