



52/7 Bath Street
PORTOBELLO | EDINBURGH | EH15 1HF

warner's
solicitors & estate agents



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Forming part of a traditional tenement just minutes from the golden sands of Portobello Beach, Warners are delighted to present this impressive three-bedroom third-floor flat. Enjoying breathtaking sea views from almost every room, the property offers spacious and well-proportioned accommodation throughout.

The layout comprises a welcoming entrance hallway with built-in storage; a bright and generously sized living room featuring a striking bay window with uninterrupted sea views and an ornate working fireplace; and a spacious, well-equipped kitchen with dining area, also benefiting from open outlooks across Portobello Beach.

The accommodation is completed by a substantial rear-facing principal double bedroom with stunning sea views, a second double bedroom, a third bedroom ideal as a home office or guest room, and a contemporary bathroom with mains-operated shower over the bath.

Further benefits include gas central heating, double glazing, a well-maintained communal rear garden laid to lawn, unrestricted on-street parking, excellent local amenities, and superb transport links.

- Minutes' walk to Portobello Beach
- Breathtaking sea views from most rooms
- Bright bay-windowed living room with working fireplace
- Three versatile bedrooms (ideal for families or home working)
- Spacious dining kitchen with open coastal outlook
- Traditional tenement charm with modern comforts
- Council Tax Band C
- Energy Rating - D

Extras: the flat is to be sold as seen with no warranty given for any appliances.

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.



