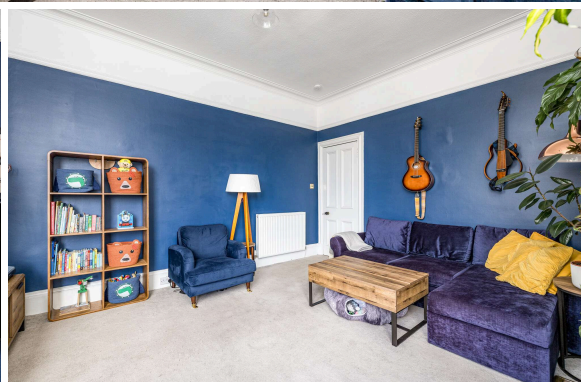




8 (2F3) Seafield Road East
PORTOBELLO | EDINBURGH | EH15 1EB


warners
solicitors & estate agents



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Impressive far reaching views, generous living space and on-trend fittings are superb features of this most appealing traditional second floor flat, from where you can easily enjoy the fabulous sandy beach and the bustling High Street's delis, gift shops and amenities within this sought-after seaside suburb.

Viewing is highly recommended to appreciate the great features of this lovely property. The hub of the home is the light filled living/dining room providing ample free floor space for relaxation and entertaining. A charming feature fire place creates an attractive focal point, the space further benefits from a corner bay window looking out across the city to Arthur's Seat and the Pentlands. Grey shaker style units, white metro tiles and reclaimed timber shelving create a modern work space within the kitchen. Both double sized bedrooms are quietly situated to the rear of the building and have fabulous views of the Forth Estuary. In addition to great built-in storage space in the principal bedroom, there's a door leading through to a small room with window, ideal as a walk-in wardrobe or study. The bathroom has been nicely fitted out with a modern suite, electric shower, attractive tiled surround and contrasting black taps and heated towel rail.

- Great views
- Charming seaside location
- Corner bay window living/dining room with mantelpiece
- Elegant fire place
- Stylish fitted kitchen
- Principal double bedroom with access to walk-in wardrobe/study with window
- Second double bedroom
- Modern bathroom
- Entrance hall with excellent storage and clothes pulley
- Gas central heating
- Double glazing
- Security entryphone system
- Shared rear garden with lawn and patio
- Free on-street parking

Council Tax B and Energy Rating C

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



All fittings and fixtures will be included in the sale.

The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital, 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 caf s, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital, including 24-hour bus routes, the exceptionally frequent No. 26 service, bus links to Waverley train station, 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.

