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Portobello Dental Clinic

TOP HAT

Restaurant



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276 1F2 PORTOBELLO HIGH STREET

PORTOBELLO, EDINBURGH, EH15 2AT

4 BED 1 BATH 1 PUBLIC



TAKE A LOOK INSIDE

Situated in the vibrant and highly sought-after area of Portobello, this generously proportioned and beautifully bright double upper flat offers exceptional family living across two levels. Boasting four double bedrooms, a private garden, and unrestricted on-street parking, this property combines space, comfort, and an enviable coastal lifestyle.

The south-facing sitting room is a standout feature of the home—an impressive, light-filled space enhanced by large windows and an elegant feature fireplace, creating a warm and inviting setting ideal for both relaxing and entertaining.



KEY FEATURES



Spacious double upper flat.



Four double bedrooms.



Private rear garden with decking.



Unrestricted on street parking.



All amenities on its doorstep.



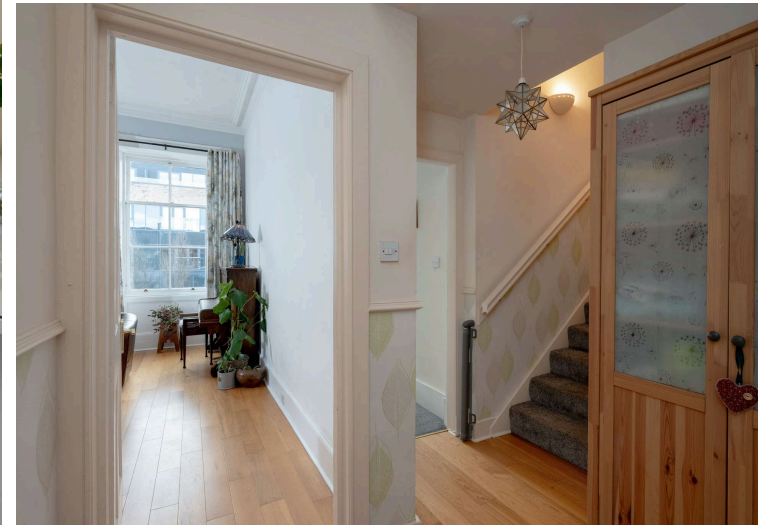
A short stroll to Portobello Promenade.



EPC Rating -C



Council Tax Band - C



The property further benefits from a substantial kitchen, thoughtfully designed with an abundance of cupboard space and extensive work surfaces. There is ample room for dining, while attractive sea views add a special touch to this already appealing space.

Completing the lower floor are two well-sized double bedrooms and a family bathroom with an overhead shower, providing practical and comfortable accommodation.





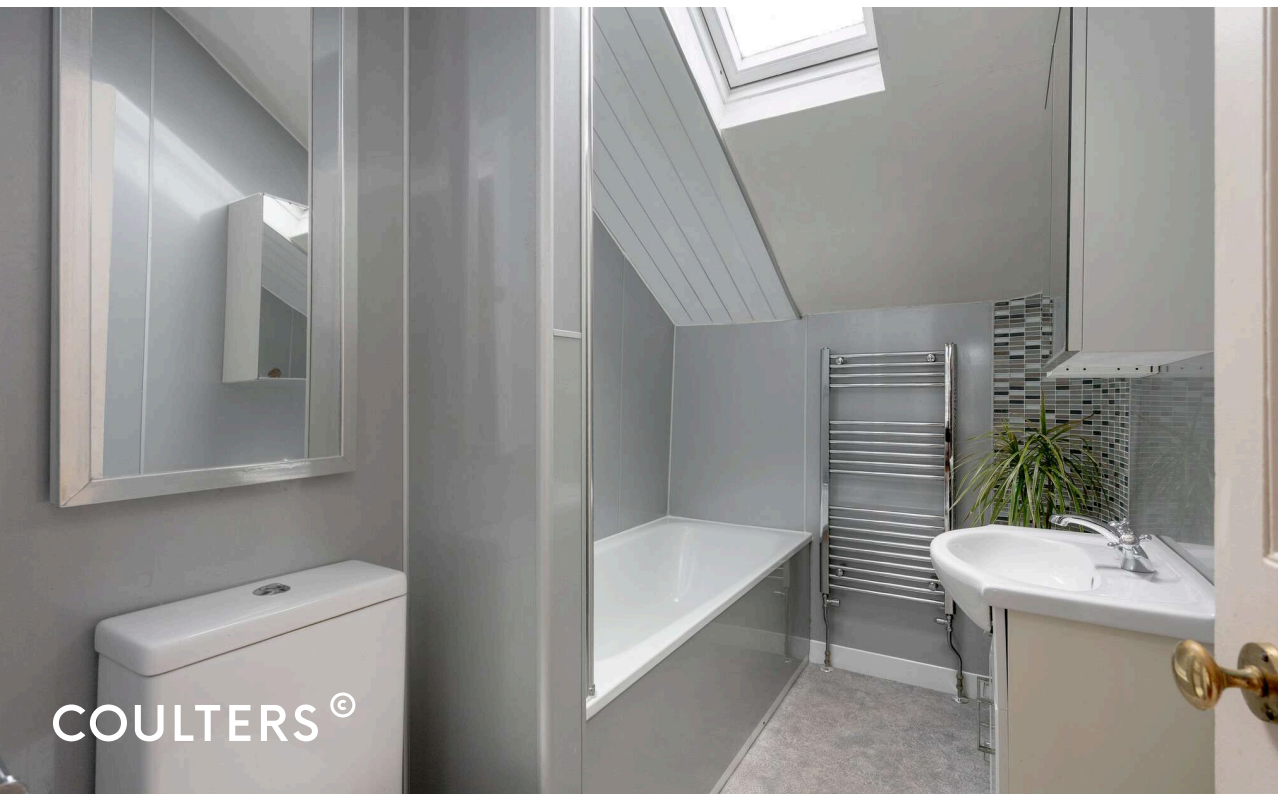
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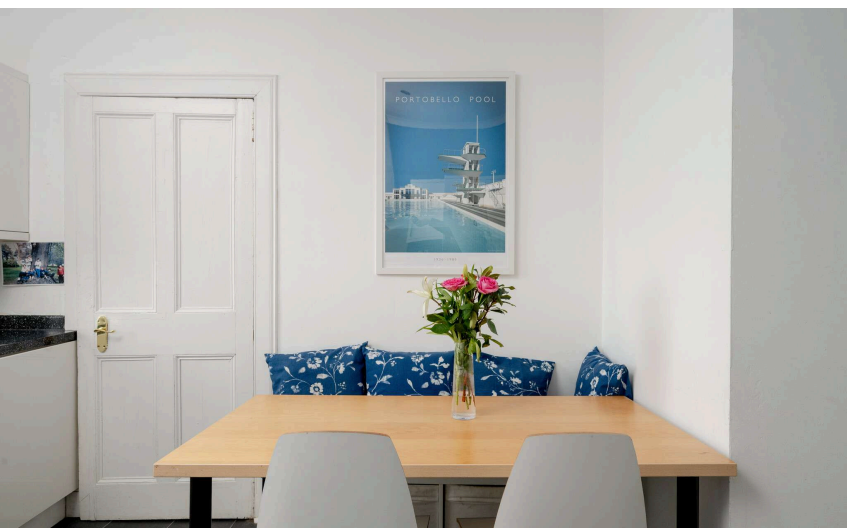
On the upper floor, there are two additional spacious double bedrooms, along with exceptional storage, providing a flexible layout well-suited to modern family living.

Externally, the property enjoys a well-maintained private rear garden, featuring a neat lawn, surrounding flowerbeds, and a decking area-perfect for outdoor dining and enjoying sunny days.

EXTRAS

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







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THE LOCAL AREA

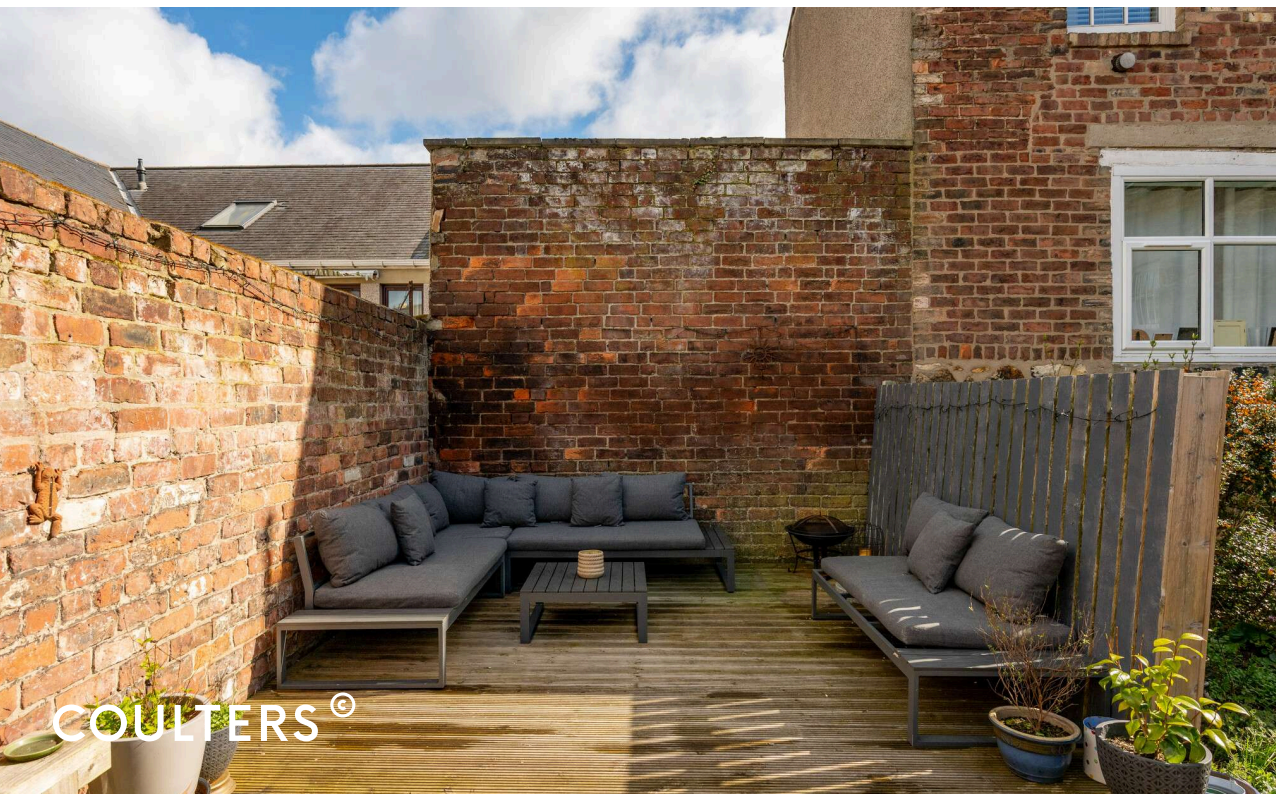
Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, young professionals and retirees.

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.

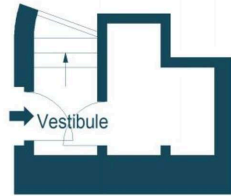


Portobello High Street,
Edinburgh,
Midlothian, EH15 2AT

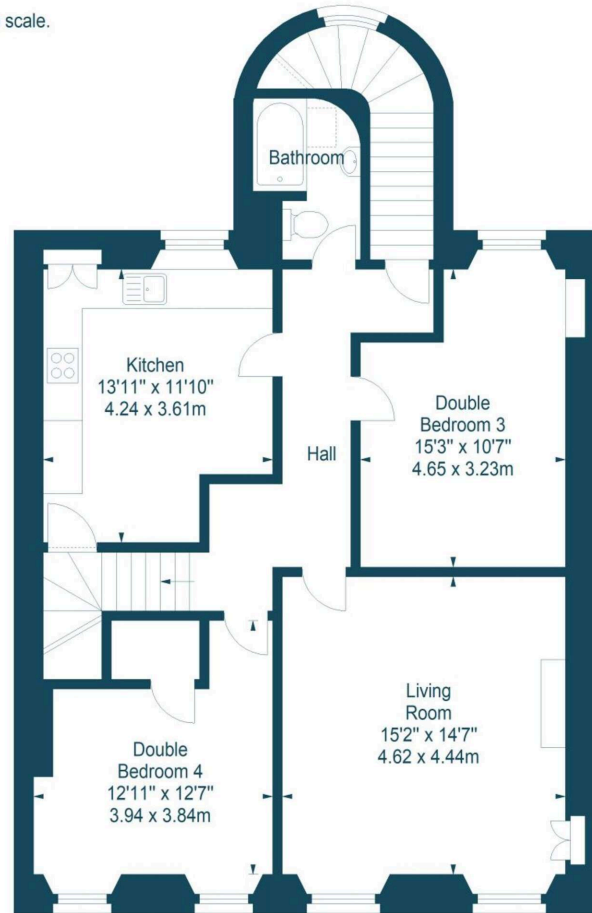


Approx. Gross Internal Area
126 Sq M - 1356 Sq Ft
GIA supplied.

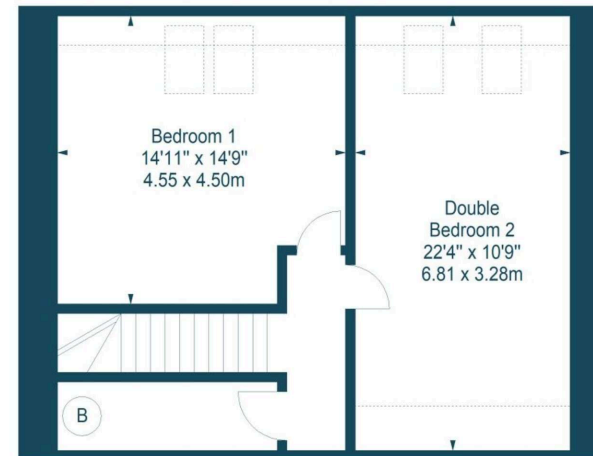
For identification only. Not to scale.
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Ground
Floor
Entrance



First Floor



Second Floor

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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.