



40/4 Kings Road  
PORTOBELLO | EDINBURGH | EH15 1DY

  
**warners**  
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## 40/4 Kings Road

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Set on the first floor of a traditional tenement building on Kings Road, this charming two-bedroom flat offers bright, well-proportioned accommodation in one of Edinburgh's most sought-after coastal neighbourhoods.

The heart of the home is a spacious open-plan living room and kitchen, providing an inviting space for both relaxing and entertaining. The room benefits from excellent natural light and ample space for dining, while the adjoining utility cupboard adds practical storage.

There are two comfortable double bedrooms, both quietly positioned, offering flexibility for a home office or guest room. A modern bathroom completes the internal accommodation, alongside additional hallway storage cupboards.

Perfectly positioned just moments from Portobello Beach and within easy reach of the vibrant cafés, shops and amenities of Portobello High Street, the property combines seaside living with excellent local convenience. Regular transport links provide swift access into Edinburgh city centre.

This is an ideal opportunity for first-time buyers, professionals, or those seeking a coastal retreat within the capital.

- First-floor flat within a traditional tenement on Kings Road
- Short walk to Portobello Beach
- Bright and spacious open-plan living room/kitchen
- Two well-proportioned double bedrooms
- Excellent local amenities along Portobello High Street
- Convenient transport links to Edinburgh city centre

Council Tax Band: B Energy Rating : C

Extras: Fixtures and fittings and some items of furniture may be available.



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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 cafés, 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.



