



Bf1, 4 King's Road
PORTOBELLO | EDINBURGH | EH15 1EA



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Bf1, 4 King's Road is a beautifully presented two-bedroom basement flat, perfectly positioned in the sought-after coastal district of Portobello. Forming part of a traditional tenement building, the property boasts impressive high ceilings and ornate cornicing, which blend seamlessly with a high-specification kitchen and bathroom, stylish contemporary décor, and quality finishes throughout. Presented in true walk-in condition, this charming home effortlessly combines period character with modern comfort and convenience.

This basement flat is light and airy with its large windows, sleek finishes and neutral décor, and benefits from access to a well-maintained communal garden.

- Spacious entrance hall with storage cupboard and pulley
- Bright sitting room with 'Ethanol' fireplace feature and wooden mantel
- Modern kitchen with fitted wall and base units and shelving
- Bright, principal bedroom with storage cupboard, shelving and views to garden
- Second double bedroom with view to garden
- Family bathroom with towel warmer, electric shower over bath, WC and sink
- Well-kept communal gardens
- Secure entry phone
- Gas central heating
- Double glazing
- On street parking
- Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen"

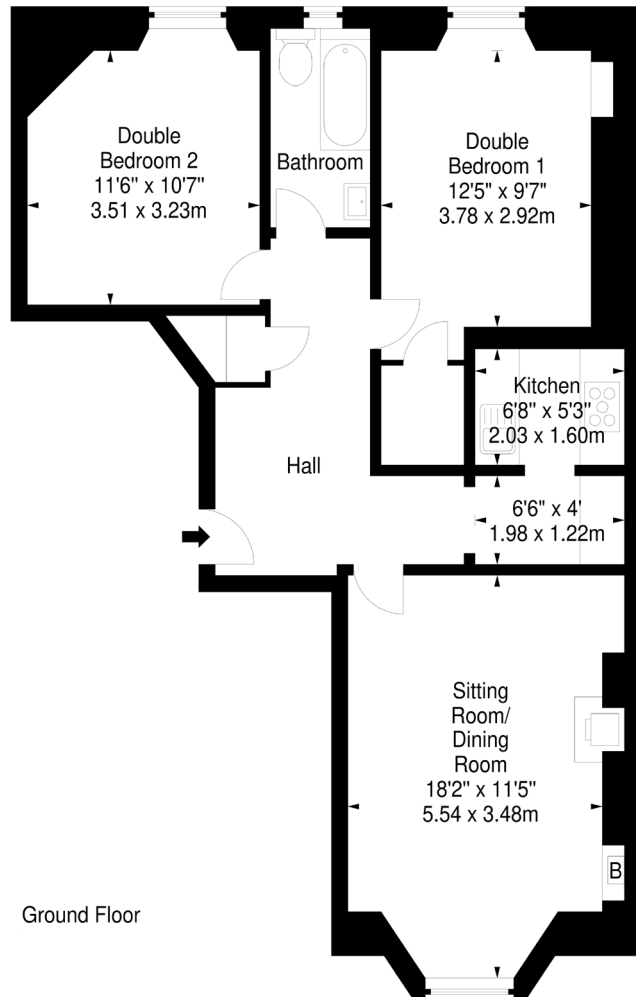




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Approx. Gross Internal Area
745 Sq Ft - 69.21 Sq M
For identification only. Not to scale.
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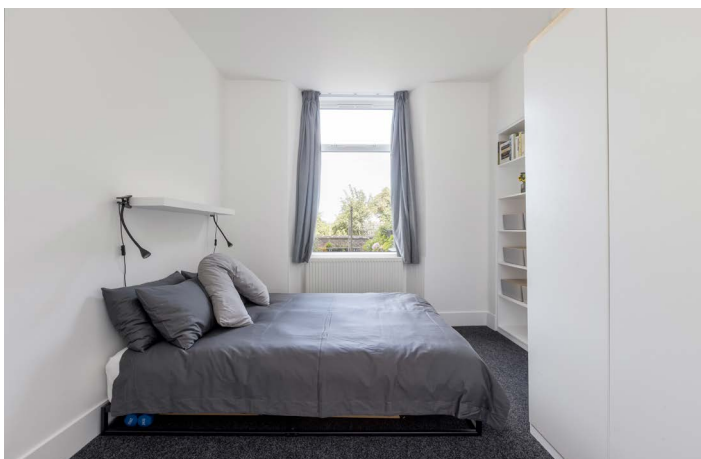


Location

Often described as Edinburgh's 'village by the sea', Portobello has become one of the city's most sought after places to live, with the welcoming community feel of a seafront town nestled within the city limits.

Local amenities include a host of independent shops, award winning butchers and fishmongers, a monthly farmers' market, as well as a choice of several supermarkets within easy reach.

Early mornings on the seafront will find walkers, joggers, rowers and swimmers all enjoying the extraordinary attractions of this area. Locals of all ages are catered for with leisure facilities including several parks, swimming pool, bowling, tennis, Paddle courts and golf courses nearby. Bus links into the city centre and along the coast to East Lothian can be found just a minutes' walk away and excellent schooling provided by Towerbank Primary School and Portobello High School are within easy reach.



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