



94/14 Inchview Terrace, Portobello, Edinburgh, EH7 6TF

*Attractive two-bedroom second floor flat with lift, private parking and sea views*

URQUHARTS  
EDINBURGH



## DESCRIPTION

94/14 Inchview Terrace is an attractive, generously sized two-bedroom second floor flat, forming part of a converted A-Listed red brick building that was formerly Ramsay Technical Institute, with lift to all floors and private residents parking. The property is situated within walking distance from Portobello beach and promenade, well-respected schools and is a convenient distance to the city centre & surrounding areas, with easy access to the city bypass.

Entrance hall with storage cupboards; bright and spacious living room / dining room with striking dual aspect arched windows offering stunning sea views towards the Firth of Forth; fitted kitchen with wall and base units and integrated appliances; two good-sized double bedrooms, one with en-suite shower room and both with built-in wardrobes; and further shower room with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Two double bedrooms (one ensuite). Shower room. Attic.

Electric heating. Double glazing. Landscaped communal grounds. Private residents allocated parking (one space) and visitors parking. Lift to all floors. The development is factored by James Gibb Factors and there is an approx. monthly fee of £115 (including common buildings insurance).

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
 6. These particulars are not intended to nor will they form part of any contract.  
 7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).

## LOCATION

Inchview Terrace is situated within the sought-after Portobello area, a popular seaside district lying approx. 4 miles to the east of Edinburgh City Centre. Excellent local amenities and a wide selection of local artisan shops are found on Portobello High Street, with an Aldi Superstore catering for everyday needs. Fort Kinnaird Shopping for more extensive facilities are only a short drive away. Leisure and recreational facilities nearby include Portobello Beach & Promenade, Abercorn Park & Figgate Park, Portobello Swim centre & Turkish baths, Gymnastics & Soft Play Centre, and 5-a-side pitches. There is also a 9-hole golf course, Bannatynes Health Club, outdoor bowling club nearby, and the picturesque East Lothian countryside within easy reach. Catchment schools include The Royal High Primary, St John's RC Primary, Portobello High and Holy Rood RC High School with further education at College and University easily accessible. Regular bus services operate to and from the city centre and to surrounding areas, with the city bypass and main motorway networks, as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing, are all within reach.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

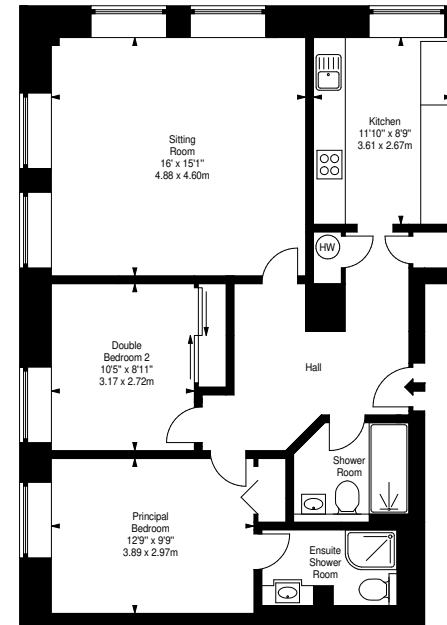
The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E  
 The property has an Energy Rating Category D  
 Tenure Freehold

Flat 14,  
 94 Inchview Terrace,  
 Edinburgh, EH7 6TF



Approx. Gross Internal Area  
 846 Sq Ft - 78.59 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2025



First Floor

