



Jameson Gate Flat 38, 3 Portobello High Street
Edinburgh, EH15 1DW

A

"Jameson Gate is beautifully presented, bright and spacious two bedroom flat forming part of an exclusive McCarthy & Stone retirement development"

- SECURE DOOR ENTRY SYSTEM
- LIFT ACCESS
- ENTRANCE HALL
- LIVING / DINING ROOM
- BALCONY
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- ENSUITE SHOWER ROOM
- SHOWER ROOM
- RESIDENTS LOUNGE & ROOF TERRACE
- 24 HOUR TUNSTALL EMERGENCY SYSTEM
- GUEST SUITE
- RESIDENTS PARKING
- EXCELLENT LOCAL AMENITIES





LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The property is ideally positioned to take advantage of Portobello's vast amenities, including Portobello High Street, Beach and Promenade which are located a few minutes' walk away. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars, eateries and a number of independent shops and businesses. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

The energy efficiency rating for this property is band C

DESCRIPTION

Flat 38 Jameson Gate, 3 Portobello High Street, is a beautifully presented, bright and spacious two bedroom third floor flat forming part of an exclusive McCarthy & Stone retirement development located in the highly popular district of Portobello. Accessible by lift, via a secure door entry system, the accommodation comprises: welcoming entrance hall with deep storage cupboard; generously proportioned living/dining room with dual aspect windows and balcony with open views towards Arthurs' Seat and the Pentland Hills; well-equipped kitchen with base and wall mounted units and integrated appliances; double bedroom 1 with walk-in wardrobe and ensuite shower room; double bedroom 2 with cupboard and contemporary shower room with mains operated shower. Further benefits include: electric heating; double glazing; 24 hour Tunstall emergency system; residents lounge and roof terrace; guest suite; residents parking; landscaped communal grounds; close to Portobello beach and promenade; excellent local amenities and transport links.

There is a factor fee of approx. £346.51 per month.

Criteria to live in the building is as follows: The age is 60 for a single owner and for partners, one has to be 60 and the other can be 55 and above. They do have some allowance if some one is 59 and pending 60.

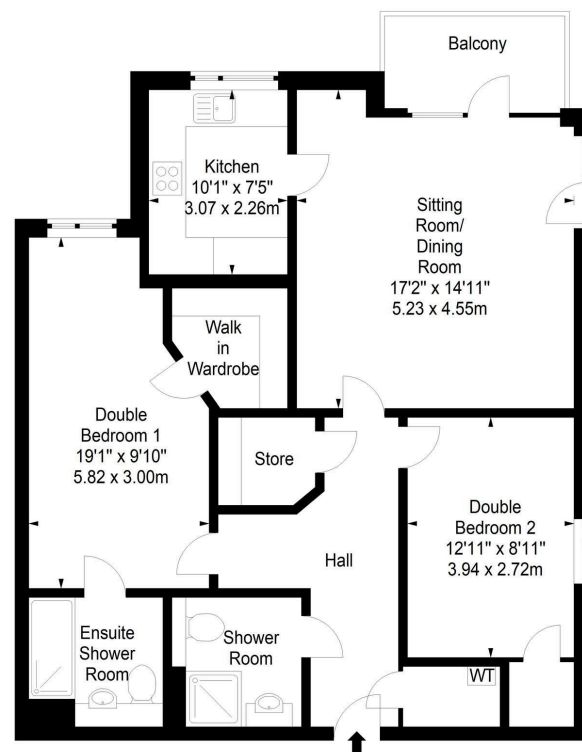
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Portobello High Street,
Edinburgh,
Midlothian, EH15 1DW



Approx. Gross Internal Area
951 Sq Ft - 88.35 Sq M
For identification only. Not to scale.
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Third Floor

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

zoopla

OnTheMarket

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