



23/4 Mount Lodge Place  
PORTOBELLO | EDINBURGH | EH15 2AD

**warners**  
solicitors & estate agents



## 23/4 Mount Lodge Place

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A particularly appealing three bedroom upper flat quietly situated within a prime area and within close proximity to an excellent range of amenities and Portobello beach. This property is in need of some upgrading and would make an excellent first purchase or buy to let investment and offers a great home in a highly sought after area. The property comprises an entrance hall with secure entry system and storage cupboard, a living room with an electric fire, fireplace and cupboard, kitchen that currently comprises a fridge/freezer, electric hob, oven and fan, a washing machine and a pantry. There is also three well-proportioned bedrooms and completing the accommodation is the bathroom with shower over the bath. The property also benefits from a private garden, a shared garden and on street parking.

- Entrance hall with storage
- Fitted kitchen with pantry
- Living room with fireplace and storage
- Bathroom with shower over the bath
- Three well-proportioned Bedrooms
- Private garden, shared garden and on street parking

Energy Rating D. Council Tax Band B.

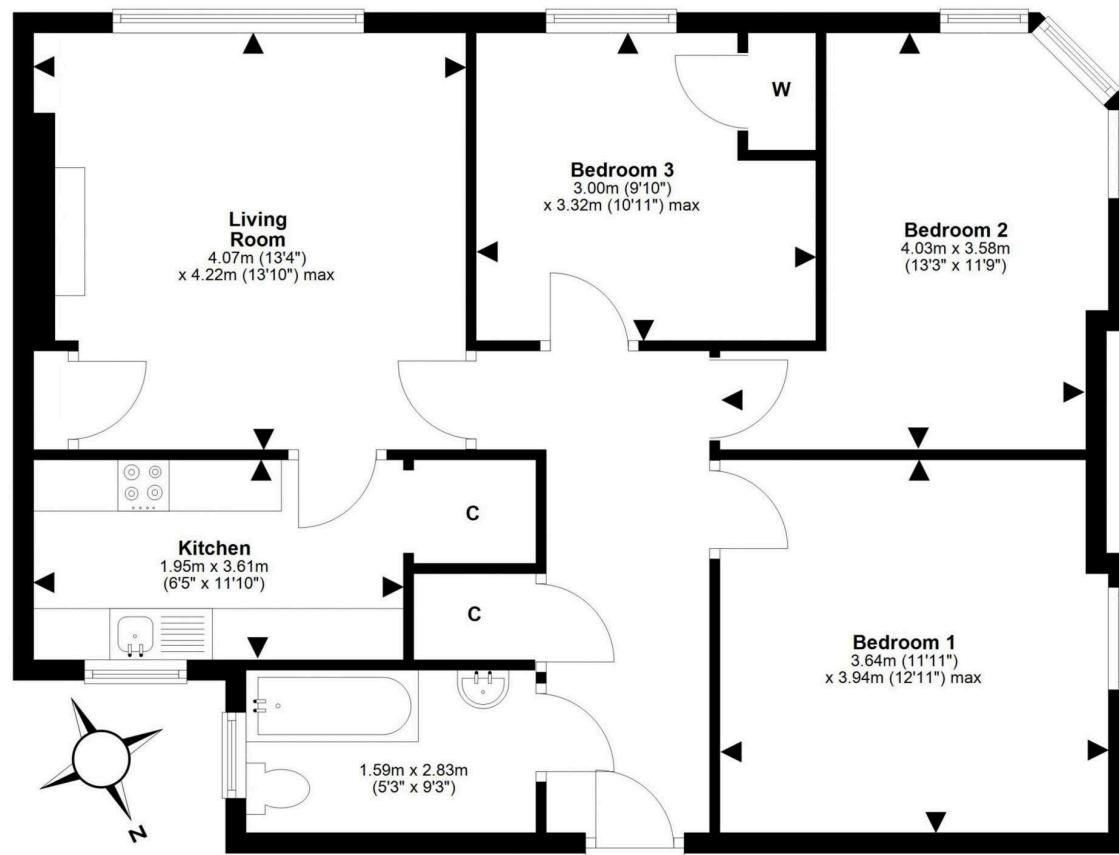
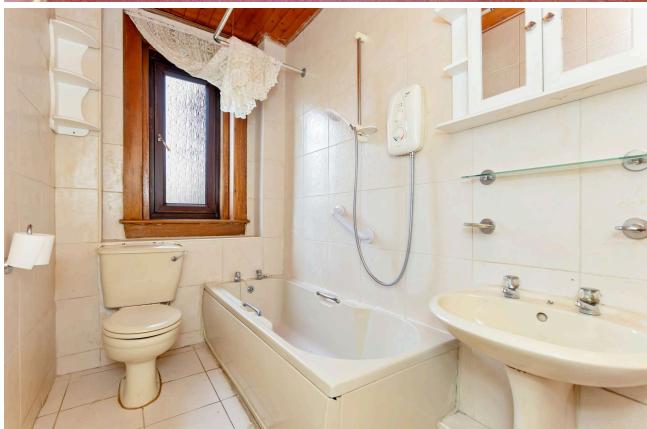
All contents of the property will be included in the sale.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The property is located within the sought after Portobello area, which lies to the east of Edinburgh city centre. The property is situated in a quiet residential street, yet is still well positioned to take advantage of a superb range of shopping outlets at Portobello High Street, just a few minutes' walk away, supported by the usual banks and postal services. Leisure facilities on offer are first class and include a choice of bars and restaurants including the highly rated Beach House cafe. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as a sailing and kayaking club, an indoor child play area, 5-aside football centre and two play parks. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach whilst good schooling is well represented from nursery to senior level.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.