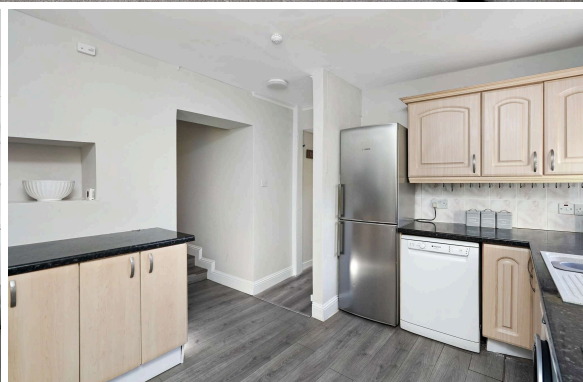




6 Straiton Place
PORTOBELLO | EDINBURGH | EH15 2BB


warners
solicitors & estate agents



6 Straiton Place

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Superbly positioned, with fabulous views across the local park to the waterfront beyond, is this most appealing semi detached villa offering exceptionally spacious and flexible accommodation. Portobello is a sought after seaside suburb home to an excellent range of amenities and with great transport links to other areas.

This is a rarely available home only a stone's throw from the golden sandy beach Portobello is famous for. Ideal family accommodation is provided, featuring fresh decor and carpeting just prior to marketing. The large public room has ample free floor space for both relaxation and dining, windows to both elevations, a fireplace and twin display alcoves. There are three double sized bedrooms, the main one having the benefit of a room off to each side, either being suitable as a nursery, working from home or perhaps an en-suite, subject to consent. To the rear is a fully enclosed south-west facing garden catching the best of the sun, whilst the front garden is perfect for sitting out and enjoying the view.

- Entrance vestibule.
- Hallway.
- Dual aspect living/dining room with fireplace.
- Fitted kitchen.
- Principal double bedroom with stunning sea views and access to study and Dressingroom, both with windows.
- Two further double bedrooms.
- Large bath/wetroom.
- WC.
- Gas central heating.
- Double and secondary glazing.
- Well stocked private front garden with view.
- Fully enclosed rear garden.
- On-street parking.

Council Tax E. Energy Rating D.

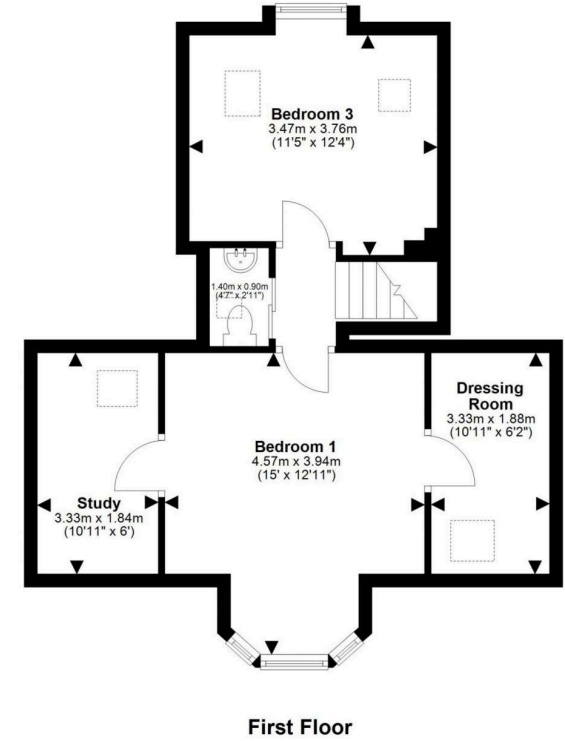
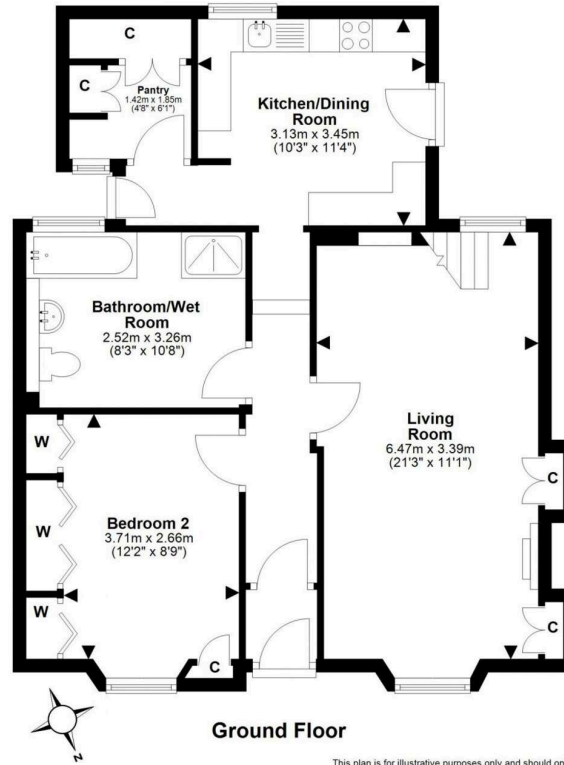
All fixtures, fittings, integrated kitchen appliances, fridge freezer, dishwasher, washing machine, fitted wardrobes, carpets and light fittings will be included in the sale.

PRICE & VIEWING: Please refer to our website, 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 cafes, 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.





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.