



COULTERS®

35

# 35 BATH STREET

PORTOBELLO, EDINBURGH, EH15 1HB

 3 BED

 2 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

This exceptional three-bedroom maindoor flat forms part of an elegant listed building in the highly sought-after seaside district of Portobello. Beautifully renovated in recent years, the property has been thoughtfully upgraded with meticulous attention to detail, resulting in a home that perfectly balances contemporary comfort whilst fully respecting and preserving its heritage and period features. The exceptional interior is complemented by the property's external spaces, including a private walled garden at the rear - a peaceful sun-trap with its own summerhouse.

## KEY FEATURES



An elegantly presented maindoor flat within a B listed building.



Three bedrooms, one with an en-suite.



Private front and rear gardens.



Unrestricted on street parking.



A range of independent amenities within a short stroll.



Portobello Promenade on its door step.



EPC Rating - C



Council Tax Band - C



At the heart of the home is the magnificent sitting room, a wonderfully bright and inviting space enhanced by a large bay window that floods the room with natural light. This elegant room retains exceptional original features including intricate cornicing and a striking feature fireplace, creating a sense of timeless character.

Generous in scale, the room comfortably accommodates both relaxing and dining areas, making it ideal for both everyday living and entertaining. Double doors from the sitting room open seamlessly into the modern kitchen, forming a sociable connection between the two principal living spaces.





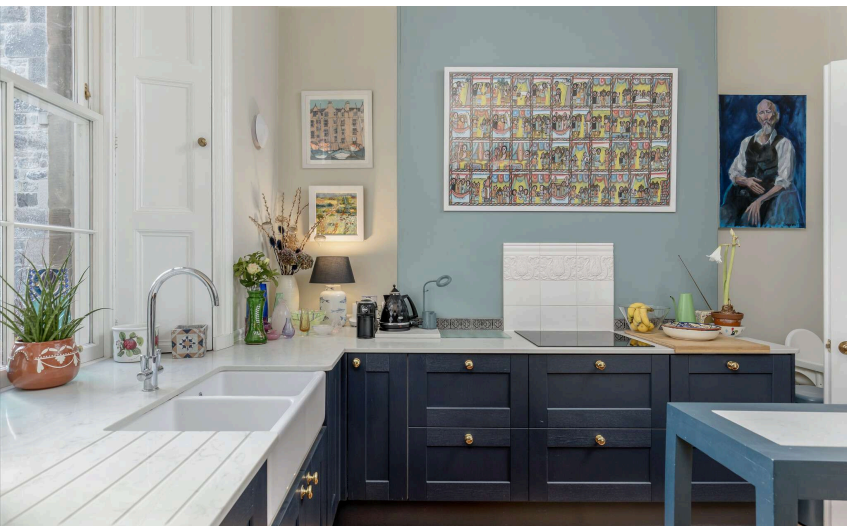
## MORE INFORMATION

The kitchen itself is bright and spacious, thoughtfully designed with a range of high-quality integrated appliances alongside generous cupboard storage and ample marble work surface space, ensuring both practicality and style.

The property offers three well-proportioned bedrooms, providing flexible accommodation for a variety of needs. One of the bedrooms benefits from a stylish en-suite shower room and useful storage space, while a further contemporary shower room serves the remainder of the property. In addition, there is a large and versatile walk-in cupboard which offers excellent storage and could be utilised in a variety of ways depending on individual requirements.

To the rear of the property lies a beautifully maintained private south-east facing garden, a rare and highly desirable feature for a flat of this kind. The garden has been carefully maintained with colourful flower beds and a decking area, creating a peaceful outdoor retreat. A charming summer house with electricity and Wi-Fi provides further versatility and could serve as a playhouse, studio or garden workspace.







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## THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, young professionals and retirees. The beautiful beach provides a great place for residents to walk, cycle or enjoy water sports and the promenade features a variety of cafes and restaurants. There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent cafes and restaurants, most of which can be found on the high street. The area also offers a number of recreational facilities, such as Portobello swimming pool and fitness centre, and several parks and green spaces.

For families with children, Portobello boasts several good schools, including some highly-rated primary schools. The area has a strong sense of community, with various events and activities throughout the year. Overall, Portobello offers a fantastic quality of life, with a beautiful seaside location, excellent amenities and good transport links to the city centre. It's known for its friendly community, making it a popular choice for those seeking a quieter, more relaxed way of life while staying close to all that Edinburgh has to offer.



## EXTRAS

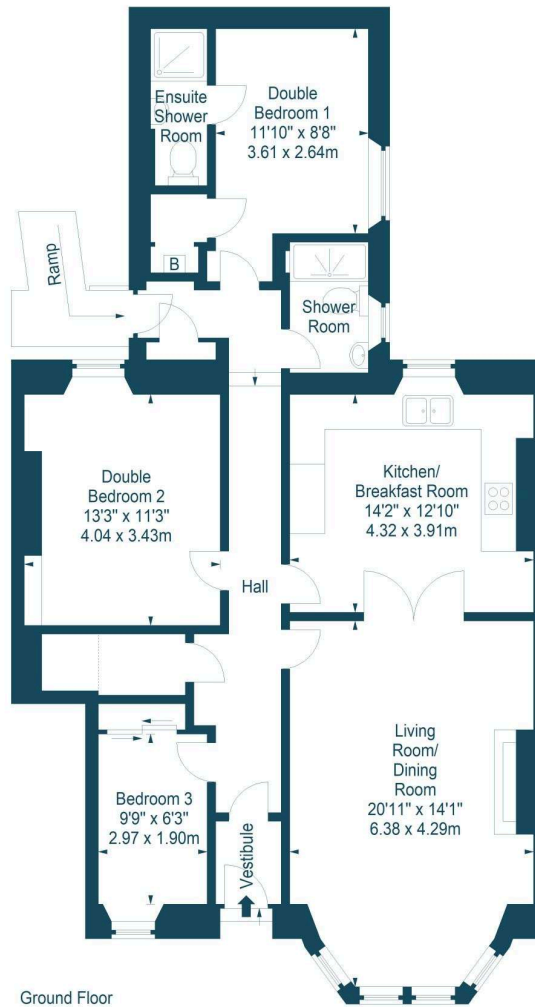
All blinds, curtains, light fittings (excluding the ceiling light in the principal bedroom) and fitted flooring are included in the price.

**HOME REPORT VALUATION: £575,000**

Bath Street,  
Edinburgh, EH15 1HB



Approx. Gross Internal Area  
1119 Sq Ft - 103.96 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.