

26/4 Windsor Place Edinburgh EH15 2AE

Offers Over £350,000

- Beautiful bay window lounge featuring decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and double oven and integrated appliances
- Two double bedrooms
- Bathroom fitted with three-piece suite and mains shower over the bath featuring rainwater shower head
- Gas central heating and double glazing throughout
- Well kept private garden
- Free on-street parking

Council Tax Band: D

Tenure: Freehold



2



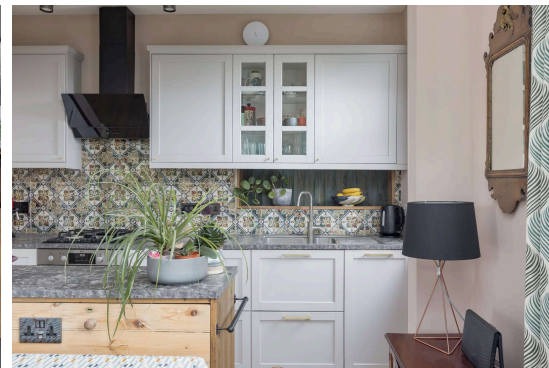
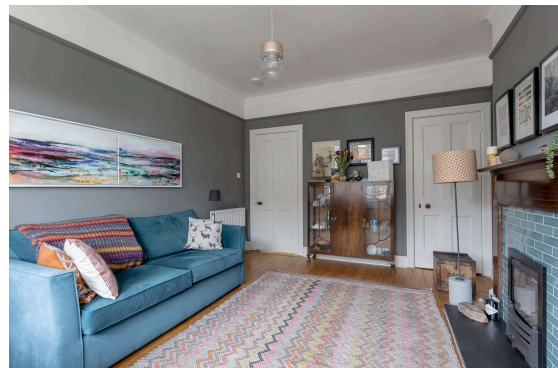
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EPC C



Flat

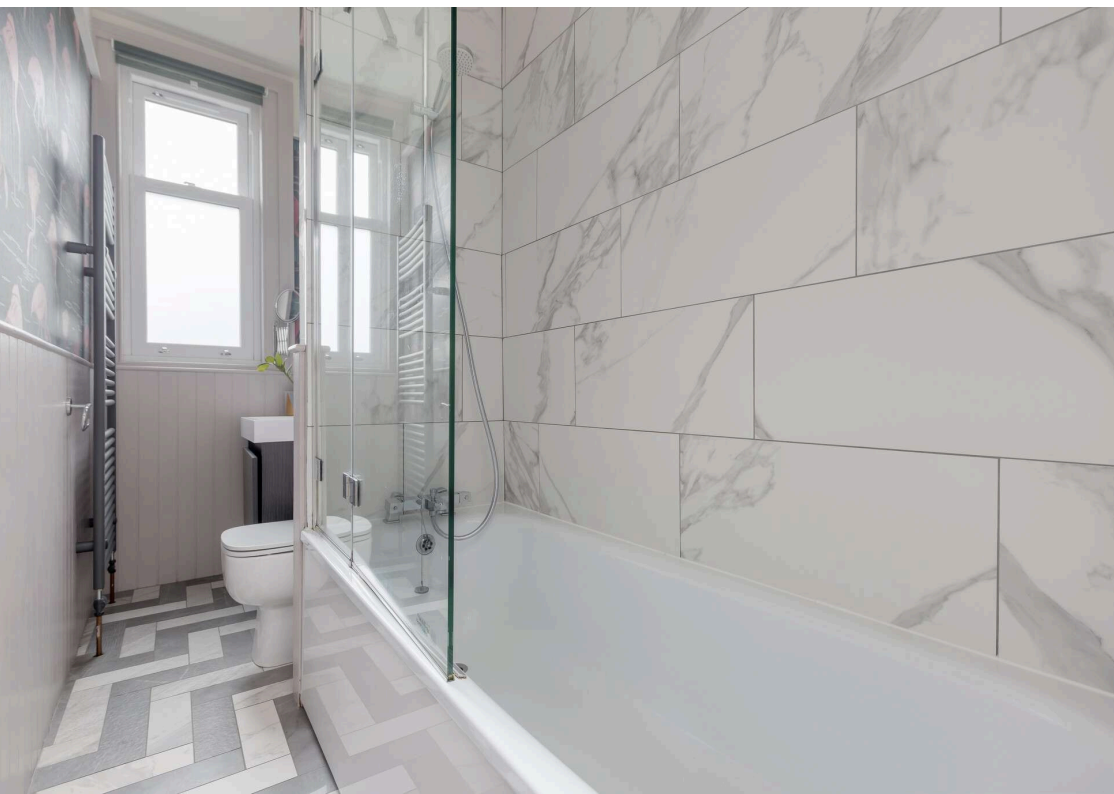
This stunning top-floor tenement flat, situated in the heart of highly sought-after Portobello, is sure to attract strong interest. Boasting generous living space, two spacious double bedrooms, and the vibrant high street just a stone's throw away, early viewing is highly recommended.

The accommodation comprises a beautiful bay-windowed lounge, complete with a decorative fireplace, creating the perfect space to relax or entertain guests. The stylish, well-appointed kitchen is ideal for hosting, featuring a range of floor- and wall-mounted units, a gas hob, double oven, and a central island providing ample preparation space. A further decorative fireplace enhances the room's character and charm and stunning views down to the coast and East Lothian. There are two generously sized double bedrooms, with the principal bedroom benefiting from an additional decorative fireplace, adding further period appeal. The contemporary family bathroom is fitted with a modern three-piece suite and includes a mains-powered shower over the bath, complete with a rainfall showerhead. The property also benefits from excellent storage space, with convenient cupboards located in the hallway. Additional features include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. A large store cupboard in the communal stair offers useful storage space. Externally, there is a well-maintained private garden to the rear which is a beautiful sun trap, as well as free on-street parking available nearby.

Portobello is one of Edinburgh's most desirable coastal suburbs, offering the perfect blend of seaside charm and city convenience. Renowned for its beautiful sandy beach and vibrant promenade, the area provides a relaxed, village-like atmosphere while being just 3 miles east of Edinburgh city centre. Residents enjoy a fantastic range of independent cafés, restaurants, and artisan shops, alongside popular local landmarks such as the Victorian swimming baths and the stylish Beach House café. Nearby green spaces, including Figgate Park and the expansive Portobello Park, provide excellent opportunities for outdoor recreation, walking, and family activities. With excellent transport links, frequent bus services, and easy access to the city bypass, Portobello is ideal for commuters. The area is also well served by highly regarded schools, parks, and leisure facilities, making it a sought-after location for families, professionals, and those seeking a coastal lifestyle within easy reach of Edinburgh's many attractions

Viewing by appointment on 0131 337 1800

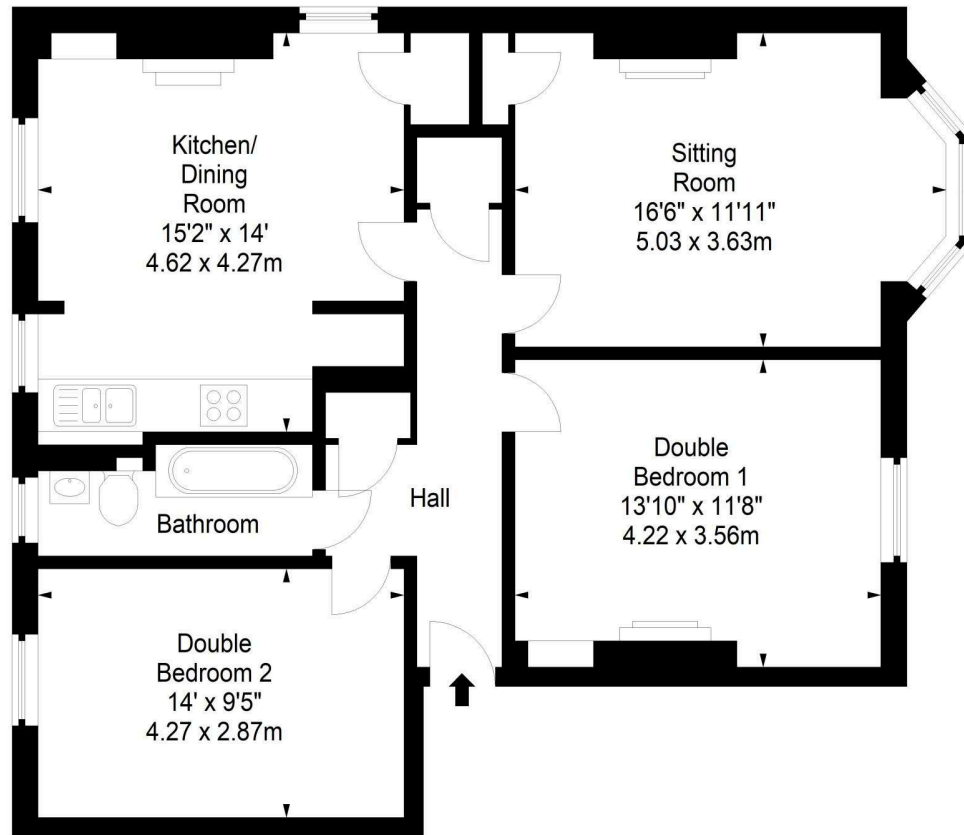




**Windsor Place,
Edinburgh,
Midlothian, EH15 2AE**



Approx. Gross Internal Area
877 Sq Ft - 81.47 Sq M
For identification only. Not to scale.
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Second Floor



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