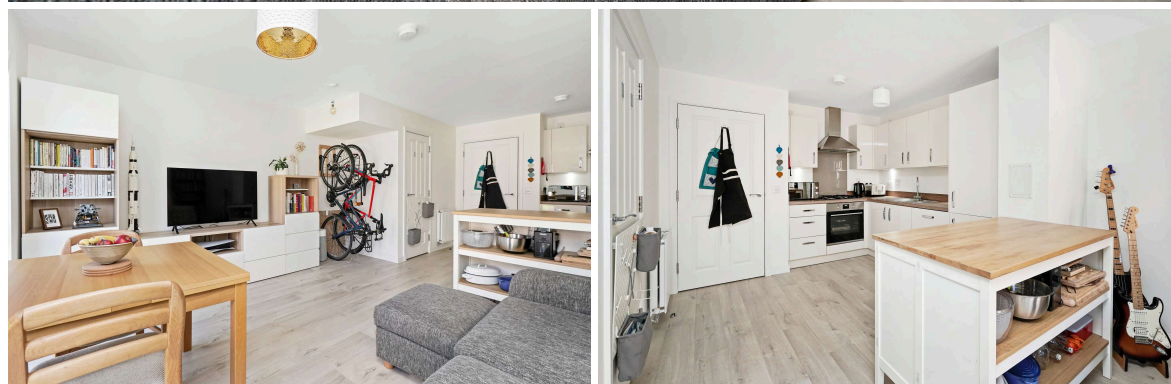




22 Adamslaw Place  
PORTOBELLO | EDINBURGH | EH15 1BN

  
**warners**  
solicitors & estate agents





## 22 Adamslaw Place

PORTOBELLO | EDINBURGH | EH15 1BN

Showcasing a light filled, stylish interior with great sized living space is this most appealing and rarely available main door duplex apartment boasting a quiet, tucked away position, conveniently placed for quick access to the scenic sandy beach and on trend delis and gift boutiques that fashionable Portobello is well known for.

Viewing is highly recommended to appreciate this superb home, ideal for a couple or young family, providing well planned accommodation arranged over first and second floor levels.

### Accommodation

- Fashionably open plan living/dining room with twin windows ensuring maximum natural light, featuring a lovely cream gloss fitted kitchen area fully equipped with appliances and ready to use
- Principal double bedroom including wall to wall mirrored wardrobes providing excellent storage space
- Double bedroom 2
- Bathroom/mixer shower
- WC
- Entrance hall/utility cupboard

### Property features

- Gas central heating
- Double glazing
- Solar panels
- Ladder access to part floored loft storage

### Outdoors

- External landing at main door entrance with space for seating and views to Arthur's Seat
- Landscaped communal areas
- Share of residents parking spaces to front of terrace, plus free on street parking within development
- Factored development, ensuring upkeep of communal areas

Fees payable to factor, Ross & Liddell, approx. £400 per annum.

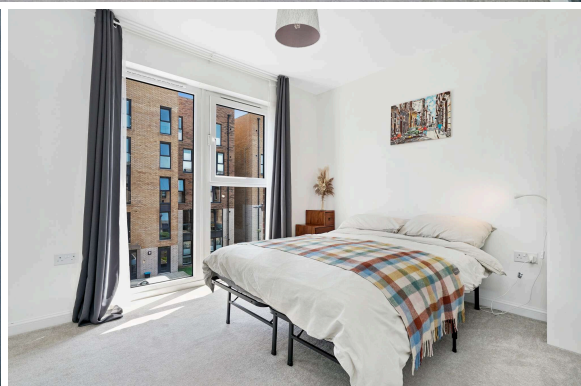
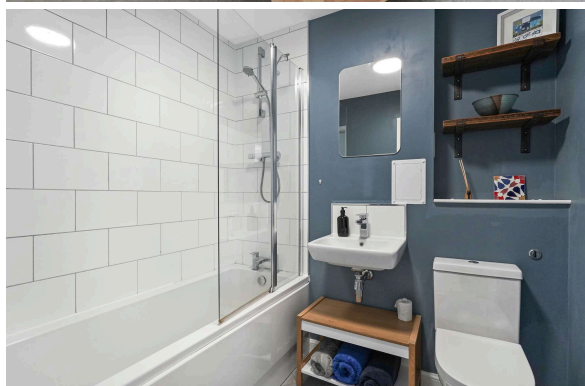
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



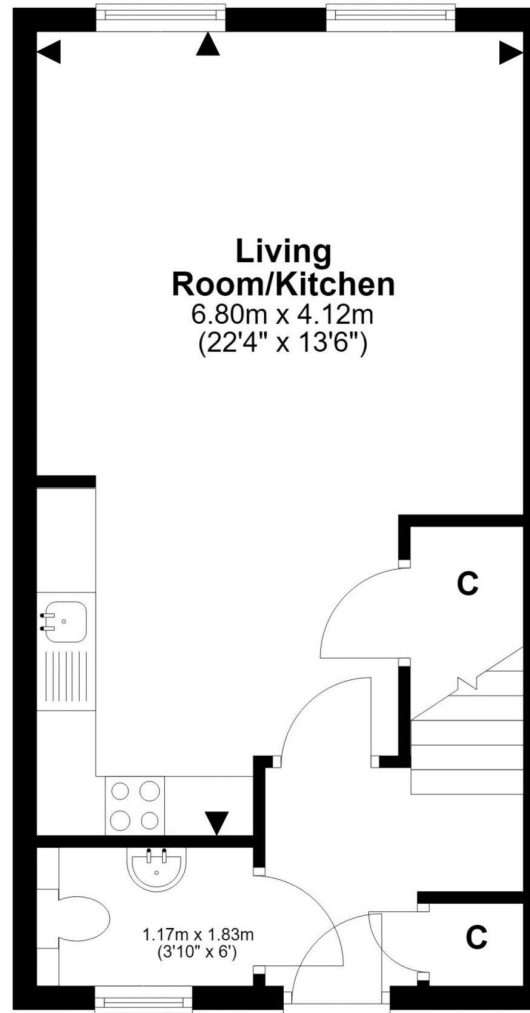
Energy Rating B, Council Tax Band D.

All fixtures, fittings, integrated kitchen appliances, washing machine, bedroom curtain rails while the TV cabinet, wardrobe in bedroom two and kitchen island and bike fittings on wall can be available with separate negotiation.

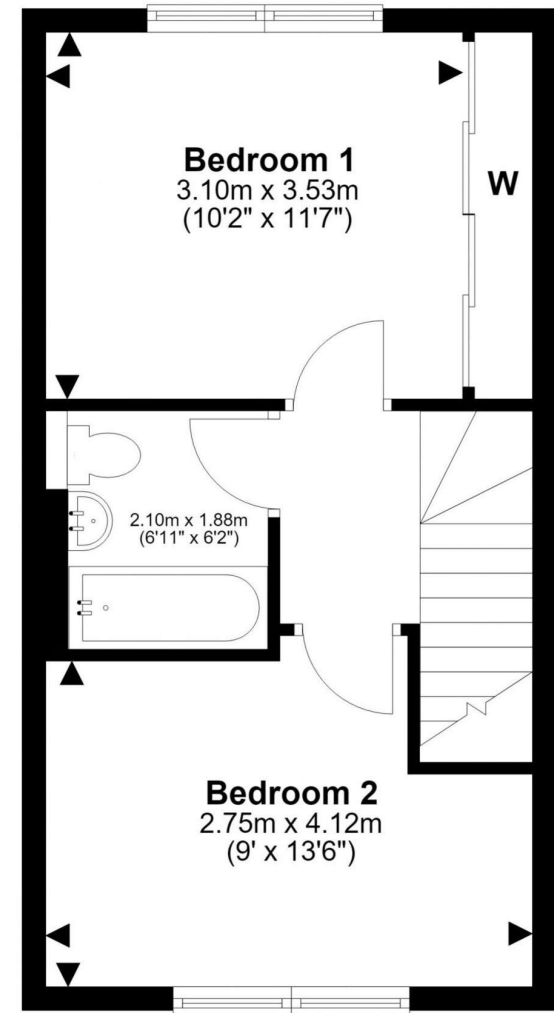
The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic 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.



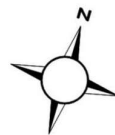




## Ground Floor



## First Floor



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.