



**246/2 Portobello High Street**  
Edinburgh, EH15 2AT

A

*"Beautifully presented three-bedroom first-floor flat offers spacious and well-proportioned accommodation"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALL
- LIVING/DINING ROOM
- KITCHEN
- W.C.
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- SINGLE GLAZING
- COMMUNAL REAR GARDEN





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## LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nurseries, primary and high Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



## DESCRIPTION

Set within a traditional tenement in the heart of Portobello, this beautifully presented three-bedroom first-floor flat offers spacious and well-proportioned accommodation extending to approximately 95 sq.m. Accessed via a well-maintained stairwell with secure entry system, the accommodation comprises: welcoming entrance hall; bright and generously proportioned living room featuring charming period details, including ornate cornicing, a ceiling rose, a shelved recess, and beautiful original wooden flooring; sizeable internal kitchen; spacious front-facing double bedroom 1; double bedroom 2 to the rear, complete with an original fireplace and pleasant views over the communal garden; large single bedroom 3; contemporary bathroom fitted with a mains-powered shower over the bath and a separate WC. Additional benefits include gas central heating, single glazing, ample storage space including shared basement with bike storage and access to a shared rear garden mainly laid to lawn. There is also unrestricted on-street parking. The flat is ideally located in the heart of the vibrant high street and just a short walk from Portobello's beach and promenade, with excellent local amenities and convenient transport links close at hand.

## EPC RATING

The energy efficiency rating for this property is band C

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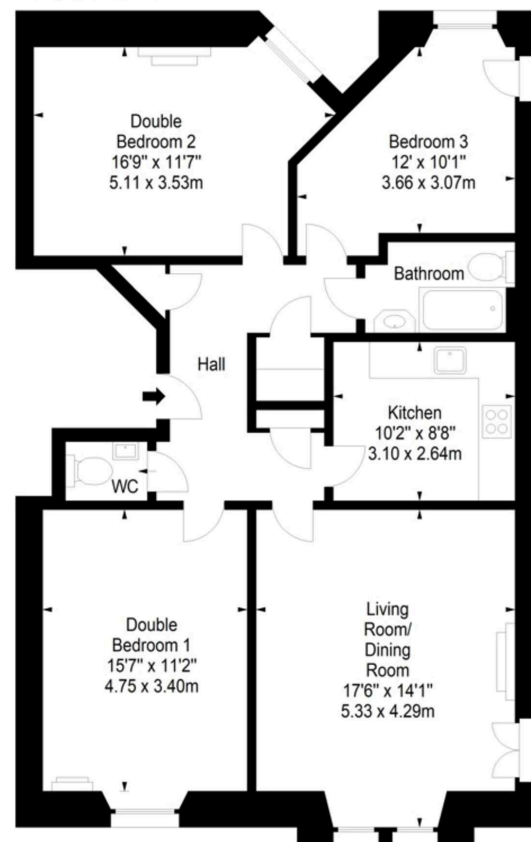
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Approx. Gross Internal Area  
1013 Sq Ft - 94.11 Sq M  
For identification only. Not to scale.  
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