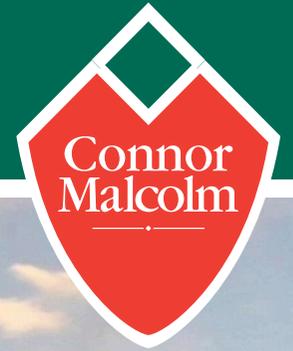


5 (2F3) Ramsay Place, Portobello, Edinburgh, EH15 1JD

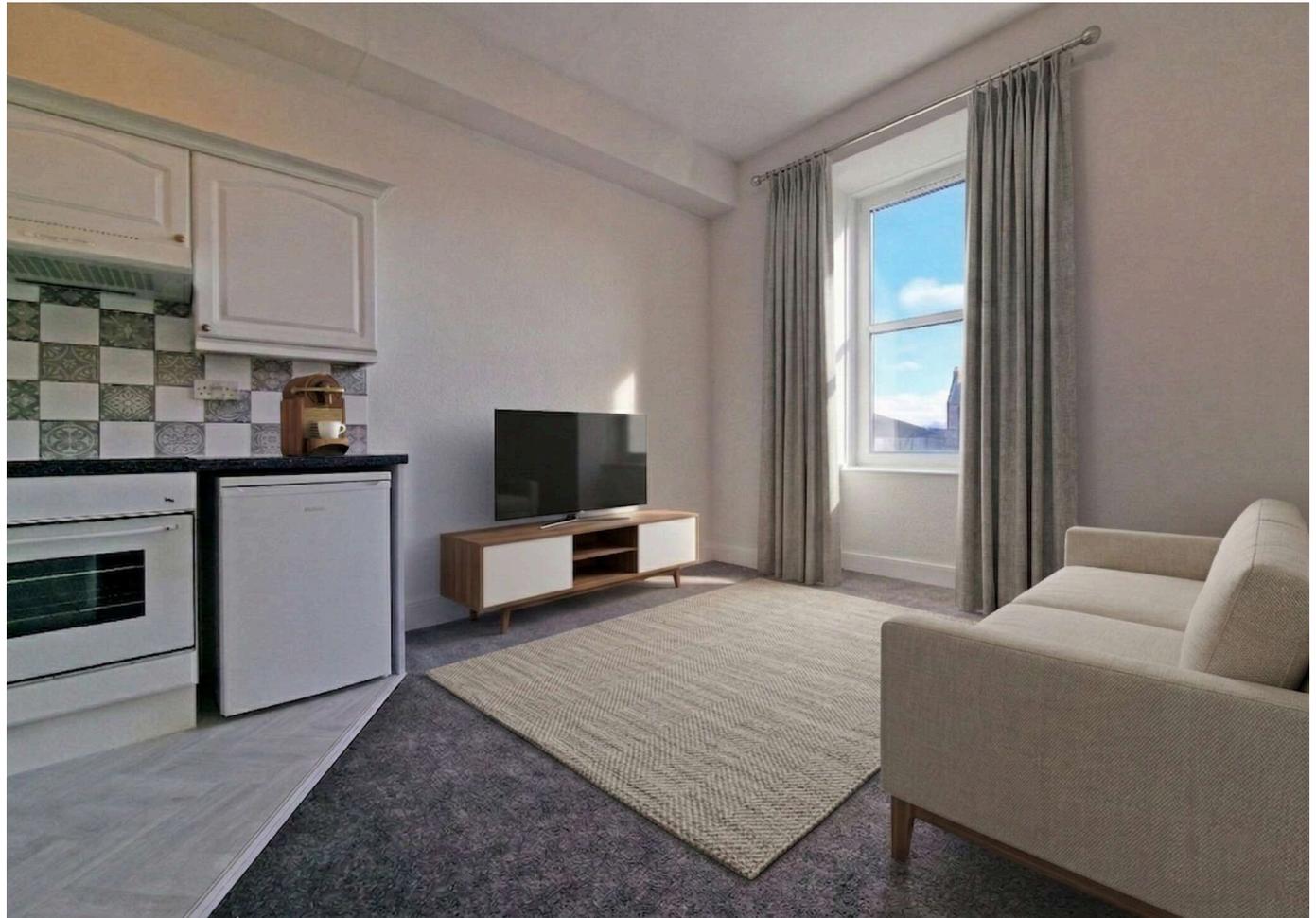


Description

A generously proportioned one bedroom flat forming part of a traditional Edinburgh tenement in the popular Ramsay Place area of Portobello, Edinburgh. The property offers a bright and spacious living room/kitchen with plenty of natural light and an open, airy feel. The large double bedroom enjoys an open outlook and features substantial built-in wardrobe and storage units. The accommodation further comprises a modern shower room with shower enclosure and wash hand basin, finished with lino flooring, together with a separate WC off the hall. The property has been freshly upgraded with brand new decoration and carpets throughout. The property is ideally situated within a short walk of Portobello High Street and the promenade, with easy access to the excellent selection of bars, eateries, bakeries and local amenities that make Portobello such a popular and vibrant place to live. The area also benefits from convenient transport links throughout Edinburgh and beyond.

Key Features

- Generously proportioned one bedroom flat
- Traditional Edinburgh tenement setting
- Bright and spacious living room/kitchen
- High-speed internet connectivity available locally
- Large double bedroom with built-in wardrobes and storage
- Modern shower room and separate WC
- Brand new decoration and carpets throughout
- Newly installed Dimplex Quantum night storage heating
- Upgraded electric fuseboards and lighting
- Double glazing
- Communal paved garden
- Free on-street parking nearby
- Short walk to Portobello High Street and promenade
- Excellent local bars, eateries, bakeries and amenities
- Easy transport links across Edinburgh



Location

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, outstanding independent shops and cafés, 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 fitness classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Ford Kinnaird Shopping Centre, with over well known 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 24hour 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.

Extras

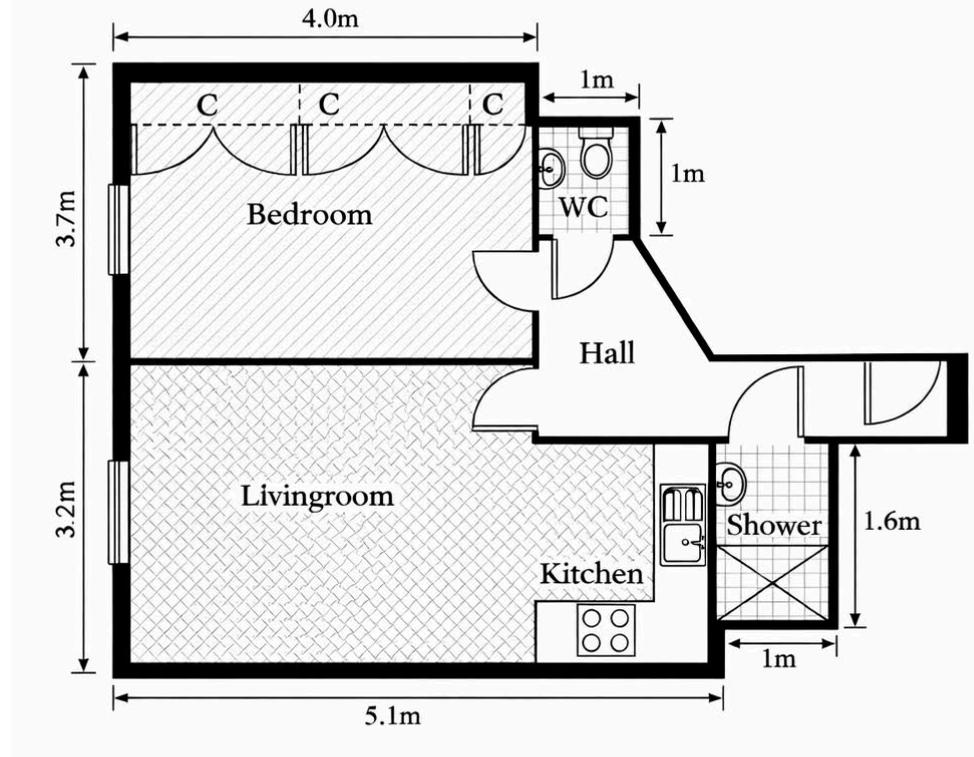
The electric hob, oven, extractor, and washing machine are included.

EPC Rating: C

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





**Connor
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc