


# 3/1 GREAT CANNON BANK

PORTOBELLO, EDINBURGH, EH15 1TN

2 BED | 1 BATH | 1 PUBLIC





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# TAKE A LOOK INSIDE

Situated just moments from the beachfront in the seaside suburb of Portobello, 3/1 Great Cannon Bank is a well-presented two-bedroom double-upper flat, offering bright, comfortable accommodation arranged over the first and second floors. The property enjoys attractive sea views from the upper-floor bedroom, adding to its appeal and providing a lovely reminder of its coastal setting. It is ideally placed for enjoying the promenade and beach, with the local amenities of Portobello also within easy reach.

The property is entered on the first floor, where a welcoming hallway provides access to the principal living areas and useful storage. The sitting room is a particularly good-sized space, with ample room for lounge furniture and a dining table, together with a pleasant outlook.

# KEY FEATURES

- Well presented double upper flat situated in quiet developement.
- Two double bedrooms.
- On the edge of Portobello Promenade.
- Private residents parking.
- Excellent transport links nearby.
- Within a short walk of all Portobello independent shops and cafes.
- EPC Rating - D
- Council Tax Band - C







The adjoining kitchen is accessed directly from the sitting room and is fitted with white wall and base-mounted cabinetry, contrasting worktops and tiled splashbacks. There is space for the usual appliances, with a washing machine also housed within the kitchen.

A staircase leads to the upper floor, where there are two double bedrooms and the bathroom. Both bedrooms are well-proportioned, with space for bedroom furniture. One of the bedrooms benefits from a lovely view overlooking the sea. The bathroom is fitted with a bath with an overhead shower and glazed screen, wash basin and WC, with white wall tiling providing a clean, practical finish.

Further benefits include newly installed triple-glazed Everest windows to the first floor, a top-of-the-range smart electric heating system and a generous attic, which is fully boarded and well insulated, providing excellent additional storage.








## THE LOCAL AREA

The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a long 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 cafés, 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. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafés, 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.

## EXTRAS

All curtains, blinds, light fittings, fitted flooring & integrated appliances are included in the sale price. Some items and furniture and free standing white goods are available by separate negotiation.

## HOME REPORT VALUATION: £225,000


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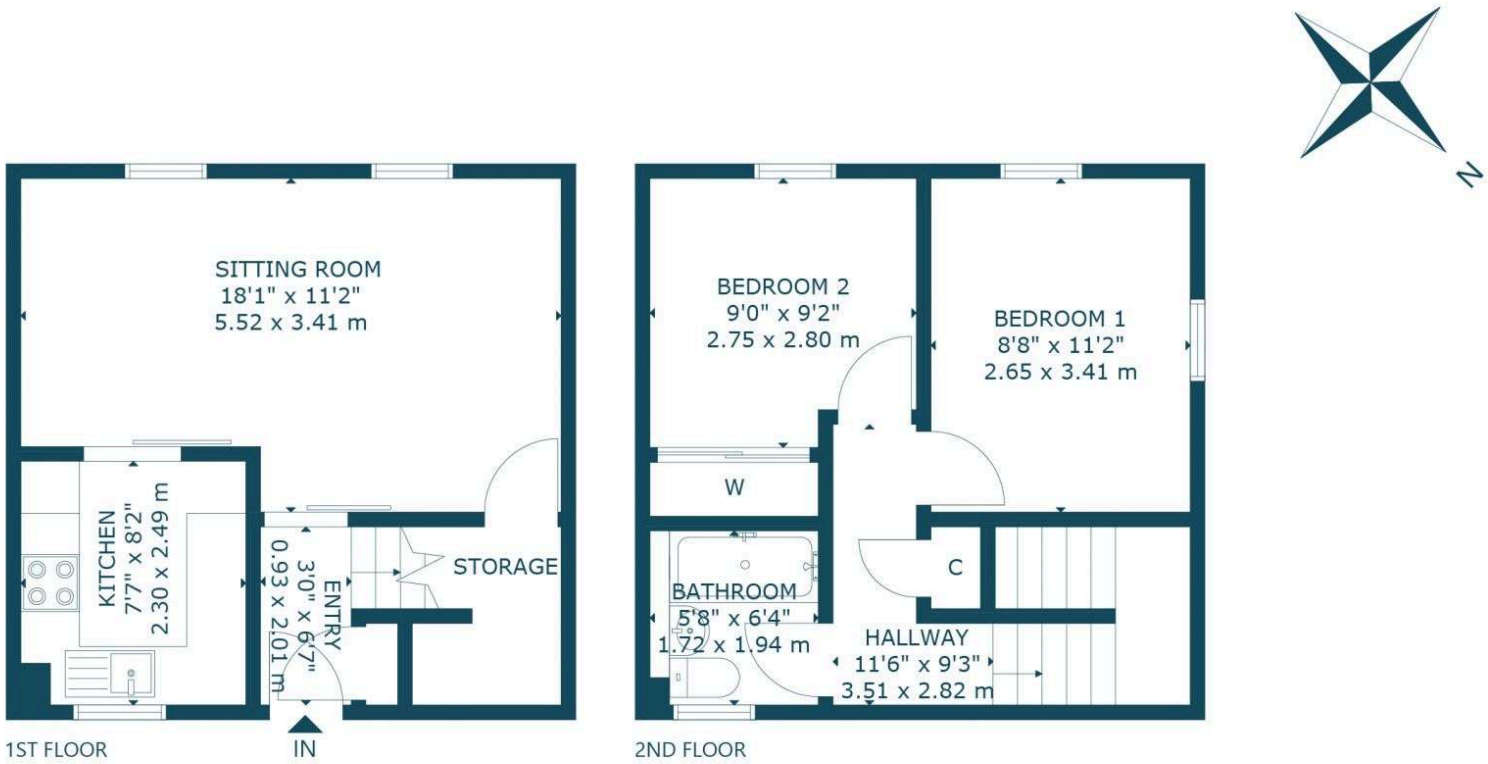


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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 506 SQ FT / 47 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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## 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.