

8C/I Bath Street
Edinburgh, EH15 1EY

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"8C/1 Bath Street is a well presented two bedroom, first floor flat forming part of a traditional tenement building situated within a few minutes' walk of Portobello beach and promenade."

- WELL MAINTAINED SHARED STAIR
- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE) / STUDY
- BATHROOM
- COMMUNAL REAR GARDEN
- CLOSE TO BEACH
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





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 B, however, please check with the local authority.

DESCRIPTION

8C/1 Bath Street is a well presented two bedroom, first floor flat forming part of a traditional tenement building situated in the popular coastal town of Portobello. Entered through a well maintained shared stair, the charming accommodation comprises: welcoming entrance hall; bright and spacious living room; well equipped dining kitchen with base and wall mounted units; generous double bedroom one with cupboard and fitted wardrobe; bedroom two which could be utilised as a study and bathroom with electric shower over bath. Further benefits include: gas central heating; double glazing; communal rear garden laid to lawn with private shed; a short walk to Portobello Beach, Promenade and High Street; unrestricted street parking; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band Unknown

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



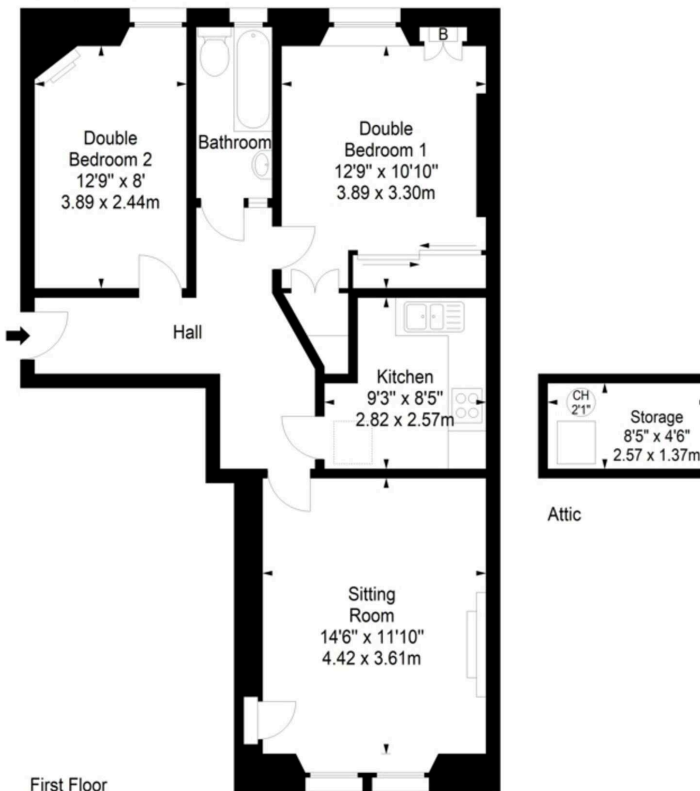
Bath Street, EH15 1EY



Approx. Gross Internal Area
 676 Sq Ft - 62.80 Sq M
 Attic Storage (restricted height)
 Approx. Gross Internal Area
 38 Sq Ft - 3.53 Sq M
 For identification only. Not to scale.
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Key :-

CH : Ceiling Height



First Floor

266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk



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