



6/1 Barnie Terrace

Portobello, EH15 1BU



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81sqm

EPC

B

AS Anderson
Strathern

6/1 Barnie Terrace

Portobello, EH15 1BU

This well proportioned ground floor flat forms part of a modern purpose built development completed in 2021 and offers bright, contemporary accommodation extending to approximately 81 square metres. Finished in a clean, modern style throughout, the property provides a practical and flexible layout that is well suited to a range of buyers.

A welcoming entrance hallway provides access to all rooms and incorporates useful built-in storage, helping to keep the living space well organised and clutter free. The main living area is an attractive open plan living, kitchen, and dining room, offering generous proportions and a comfortable setting for both everyday living and entertaining. Large windows provide excellent natural light and enhance the sense of space, further complemented by bespoke, made-to-measure window shutters installed throughout the property, adding both style and practicality. The fitted kitchen is well appointed, with a good range of floor and wall mounted units, quality worktop space, and provision for integrated appliances, making it both functional and stylish.

The property offers three well sized bedrooms, including a principal bedroom which benefits from built-in wardrobe storage and a modern en suite shower room, creating a comfortable and private principal living space. The remaining bedrooms are well proportioned and filled with natural light, offering excellent flexibility for use as children's bedrooms, a home office, or guest accommodation. A contemporary family bathroom with modern fittings and finishes serves the remainder of the accommodation.

Externally, the building is well maintained and benefits from a secure communal entrance system, neatly kept shared garden grounds, and unallocated residents' parking positioned to the front of the development.

Property features

- Ground floor flat
- Modern build
- Open plan living
- Principal en suite
- Custom-built window shutters
- Gas central heating
- Double glazing
- Secure entry system
- Shared parking
- Sought after location



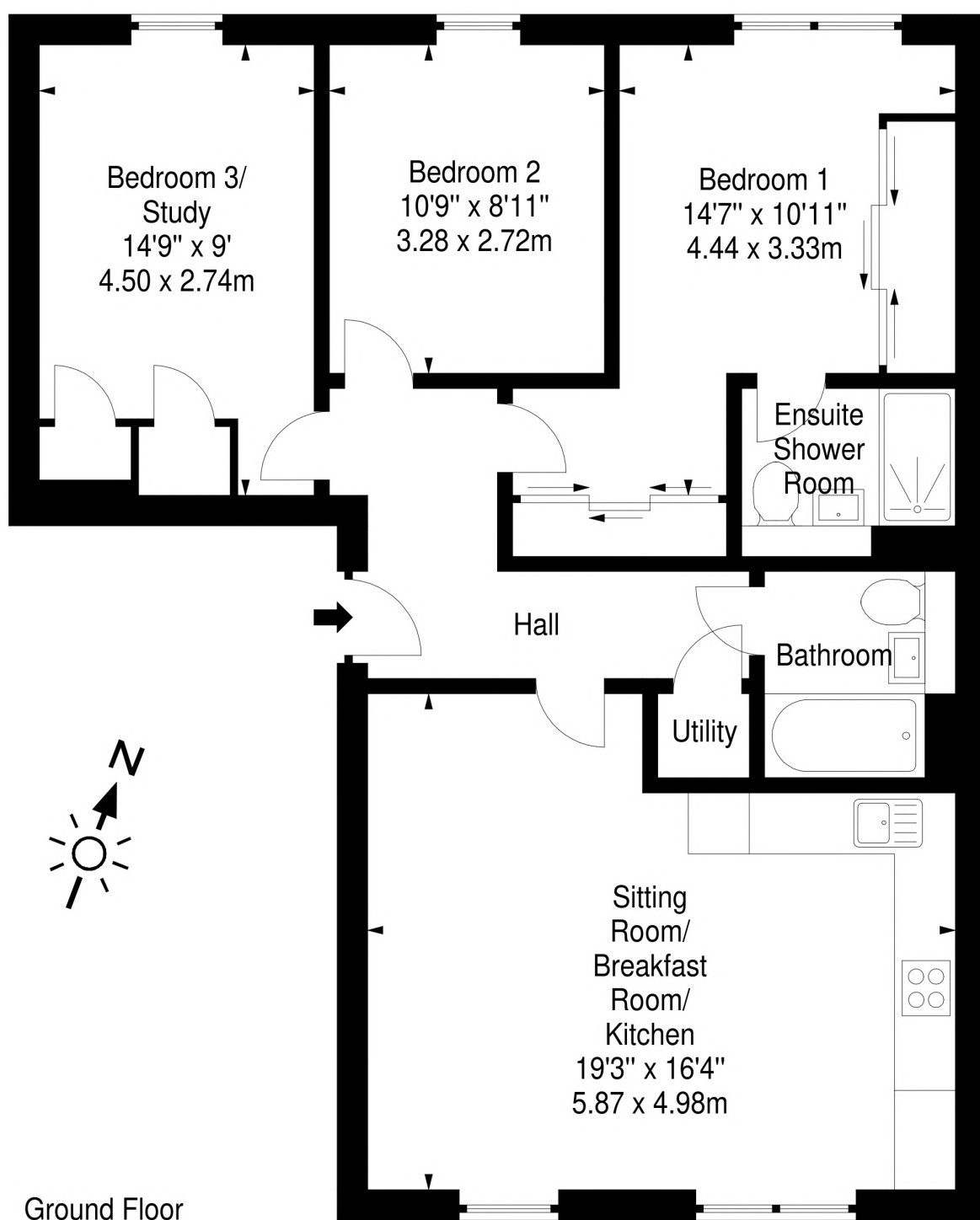




Location

The charming seaside district of Portobello is a highly sought after area of Edinburgh with its Promenade and long sandy beach. The open spaces of Rosefield Park, Figgate Burn and Public Park and Portobello Golf Course are situated in the immediate vicinity with Holyrood Park and Arthur's Seat also close by. There are excellent and varied shopping facilities and amenities immediately to hand on Portobello High Street which cater for all everyday needs. There are also two major supermarkets within a short drive as well as additional facilities at Fort Kinnaird. Several major bus routes pass nearby giving easy access into Edinburgh city centre, the location is particularly convenient for access on to the City Bypass.





Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems, or services.

Council Tax band E

The building is factored by Ross and Liddell at an approximate cost of £82 per month. This charge covers the maintenance of common grounds, electricity to communal areas, stair and communal cleaning, health and safety compliance, and general maintenance of the building.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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