



37/2 Marlborough Street
Edinburgh, EH15 2BD

A

"37/2 Marlborough Street is a beautifully presented, two bedroom ground floor flat with box room, forming part of a traditional Victorian tenement within a short walk of Portobello Beach "

- WELL MAINTAINED STAIR
- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BOX ROOM / STUDY
- BATHROOM
- GAS CENTRAL HEATING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- SHORT WALK TO BEACH
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





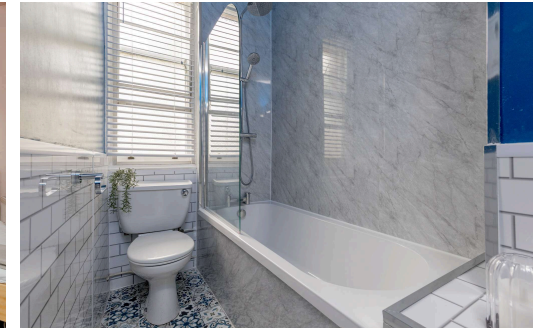
LOCATION

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 C, however, please check with the local authority.



DESCRIPTION

37/2 Marlborough Street is a beautifully presented, two double bedroom ground floor flat with a box room, forming part of a traditional Victorian tenement situated a short walk from Portobello Beach and Promenade.

Located in the highly regarded district of Portobello, the impressive accommodation comprises: welcoming entrance hall with cupboard off; generous living / dining room with feature bay window and wood burning stove; well-equipped kitchen with base and wall mounted units and access to rear porch leading directly to a communal rear garden; spacious double bedroom 1 with Edinburgh Press and cupboard; double bedroom 2; box room / study with borrowed light from bedroom 1 and contemporary bathroom with shower over bath.

Further benefits include: gas central heating; direct access to well maintained communal garden, laid to lawn; unrestricted street parking; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band C

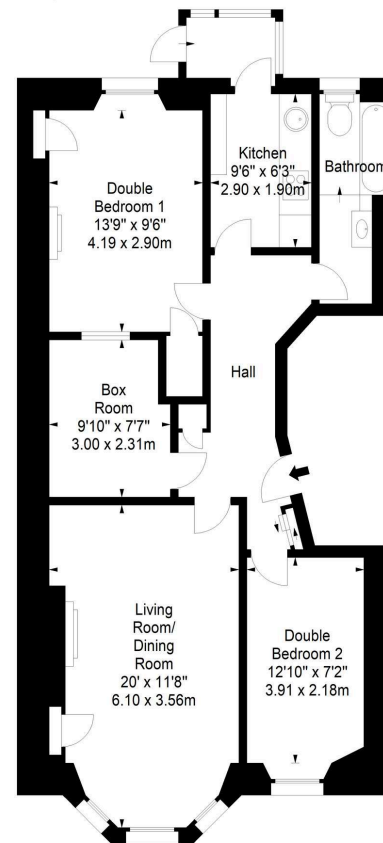
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Approx. Gross Internal Area
805 Sq Ft - 74.78 Sq M
For identification only. Not to scale.
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Ground Floor

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