



3 Electra Place

Portobello, Edinburgh, EH15 1UF

A

"Electra Place is a two-bedroom mid-terraced home in the sought-after area of Portobello, just moments from the beach"

- ENTRANCE HALL
- LIVING ROOM / BREAKFASTING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- WC
- RESIDENTS PARKING
- CLOSE TO BEACH
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- TOWERBANK PRIMARY CATCHMENT AREA





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.

DESCRIPTION

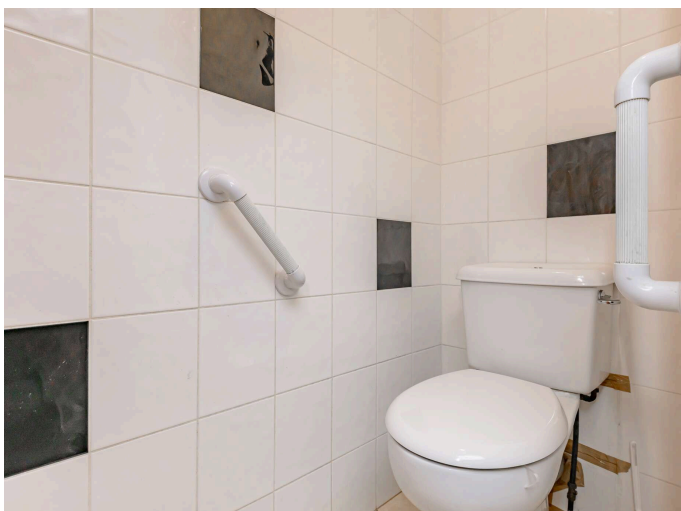
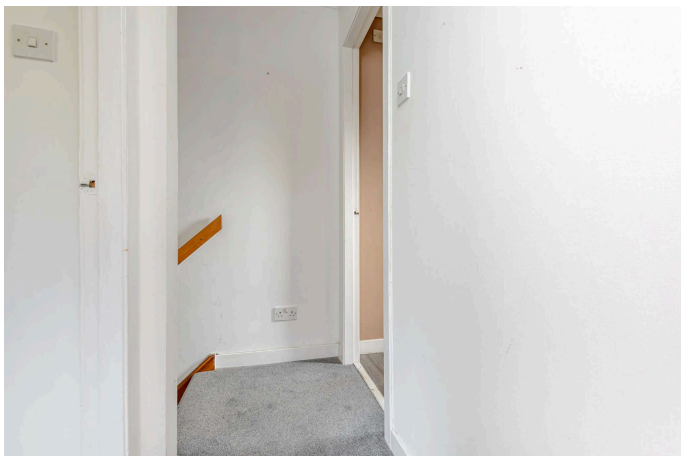
Electra Place is a two-bedroom mid-terraced home in the sought-after area of Portobello, just moments from the beach, with excellent local amenities and convenient transport links close at hand. The property benefits from well-maintained communal grounds and private residents' parking. While it would benefit from modernisation, it offers fantastic potential to create a comfortable home in a peaceful yet well-connected setting. The accommodation comprises: a welcoming entrance hallway with an understairs WC; bright and spacious dual-aspect open-plan lounge and kitchen featuring a breakfast bar; two double bedrooms, one front-facing and one rear-facing, both double in size, as well as a bathroom with a shower over the bath. Further benefits include electric heating and double glazing.

The energy efficiency rating for this property is band E

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

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.



**Electra Place,
Edinburgh,
Midlothian, EH15 1UF**

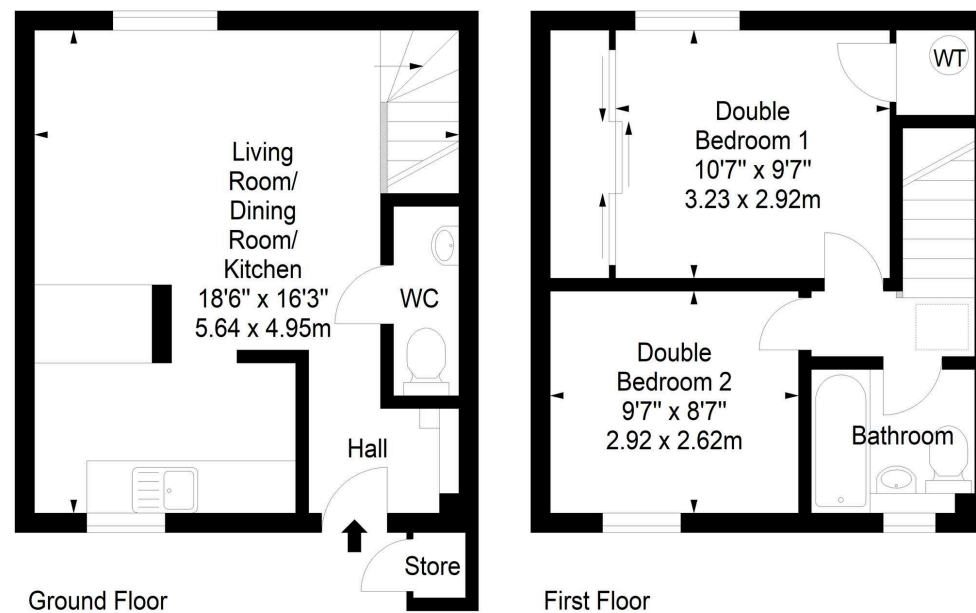


Approx. Gross Internal Area
602 Sq Ft - 55.93 Sq M
Store

Approx. Gross Internal Area
5 Sq Ft - 0.46 Sq M

For identification only. Not to scale.

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

espc

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