



10A/BF3 Kings Road
PORTOBELLO | EDINBURGH | EH15 1EA


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Traditional two bedroom main door basement flat set in a prime sought after seaside location where you can enjoy scenic coastal walks and a fabulous choice of eateries and specialist shopping position. With a lovely sandy beach right at the end of the road, the property will make a fantastic home or investment opportunity. The property has been modernised in areas and still requires a degree of upgrading, making it an ideal opportunity to put your personal stamp on what will be a fantastic property.

- Development opportunity
- Prime location near waterfront and the bustling High Street
- Entrance hallway with fantastic storage options
- Living/dining/kitchen with storage and fitted with modern floor and wall units, gas hob and electric oven
- Dual paned double bedroom
- Further double bedroom
- Contemporary shower room with mains shower cubicle and vanity sink unit
- Separate WC
- Double glazing
- Front patio and communal rear garden
- On street parking

Council Tax A and Energy Rating F



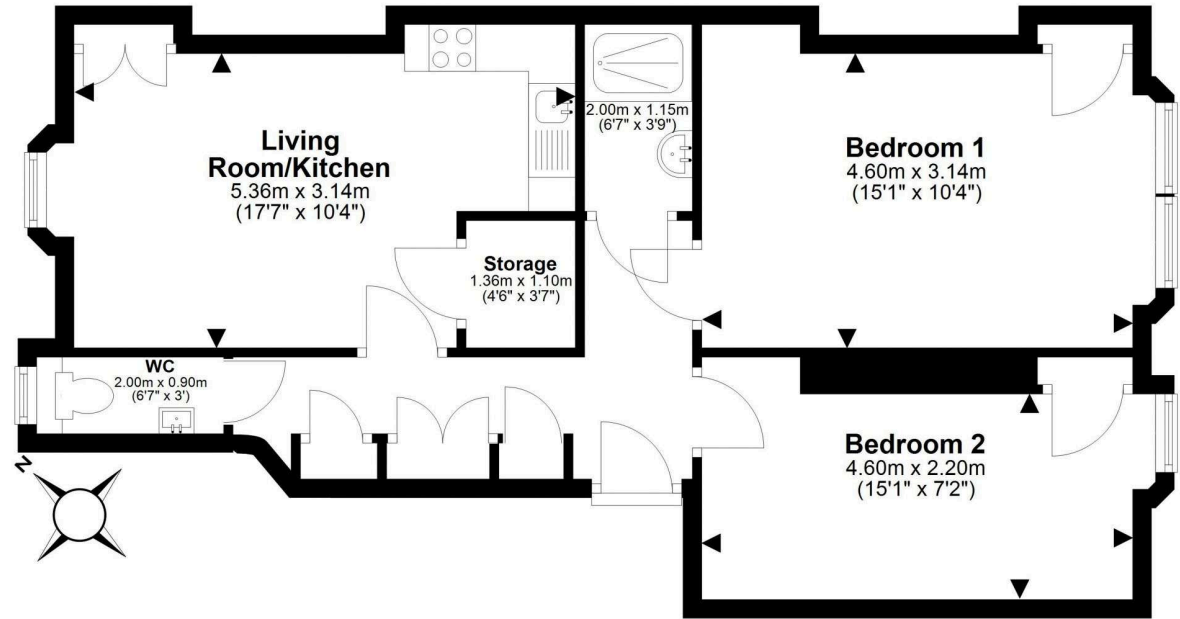
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures and fittings are included in the sale, and the property will be sold as seen.

The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, 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 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.