



I/I Adamslaw Place
Edinburgh, EH15 1BL

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"1/1 Adamslaw Place is an immaculately presented, two bedroom ground floor apartment situated in a modern, factored residential development in the sought after district of Portobello"

- SECURE DOOR ENTRY SYSTEM
- WELL MAINTAINED SHARED STAIR
- WELCOMING ENTRANCE HALL
- LIVING / DINING / KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- ENSUITE SHOWER ROOM
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- MANICURED RESIDENTIAL GROUNDS
- FACTORED DEVELOPMENT
- 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 D, however, please check with the local authority.



DESCRIPTION

1/1 Adamslaw Place is an immaculately presented, two bedroom ground floor flat occupying the corner plot forming part of a modern, factored residential development situated within the highly sought after Portobello district.

Entered through a well maintained communal stair, via secure door entry system, the accommodation comprises: welcoming entrance hall with two cupboards off; generously proportioned, open plan living/ dining / kitchen with integrated appliances and floor-to ceiling windows that flood the space with natural light; double bedroom 1 with built-in mirrored wardrobe and ensuite shower room; double bedroom 2 and contemporary bathroom with mains operated shower over bath.

Further benefits include: gas central heating; double glazing; well manicured communal grounds; residents parking; excellent local amenities; great transport links; short walk to Portobello High Street, Beach and Promenade.

EPC RATING

The energy efficiency rating for this property is band B

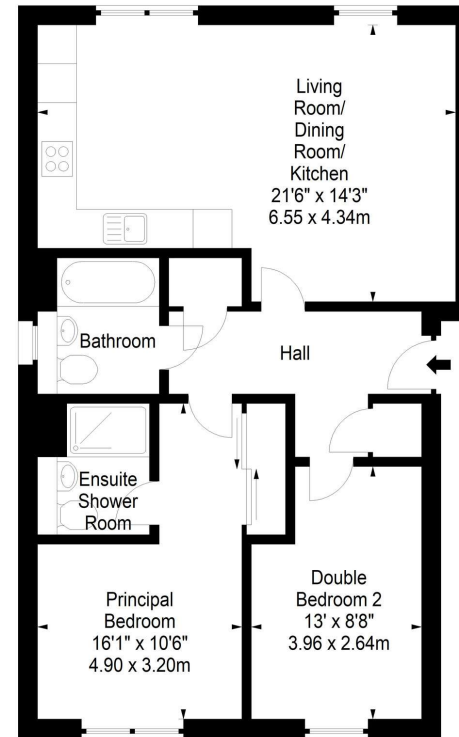
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Adamslaw Place,
Edinburgh,
Midlothian, EH15 1BL



Approx. Gross Internal Area
741 Sq Ft - 68.84 Sq M
For identification only. Not to scale.
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Ground 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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