

COULTERS[©]

9/8 PROMENADE TERRACE

PORTOBELLO, EDINBURGH, EH15 1DT

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Perched on the top floor of a sought-after building on Portobello Promenade, this impressive three-bedroom flat enjoys breathtaking panoramic views across the award-winning Portobello Beach and the North Sea.

The accommodation opens into a spacious entrance hallway with excellent built-in storage, leading to a beautifully renovated open-plan kitchen, dining, and living area. A striking bay window frames uninterrupted sea views, creating a bright and inviting living space. The contemporary kitchen is well-equipped with an integrated oven, gas hob, cooker hood, and dishwasher.

KEY FEATURES

-  Handsome top floor flat with incredible sea views.
-  Three bedrooms one with a spacious utility room.
-  Well-maintained shared rear garden.
-  On street parking.
-  Situated on Portobello promenade.
-  Excellent local amenities nearby.



There are two generously proportioned double bedrooms, including a principal bedroom that benefits from its own utility room. A third, smaller bedroom offers charming views towards Arthur's Seat, making it ideal as a home office, guest room, or nursery. The stylish family bathroom has been recently refurbished and features a full-sized bath with overhead shower.

Further benefits include on-street parking, a well-maintained communal rear garden, gas central heating, and a secure door entry system.





THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, retirees and young professionals.

There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent cafes and restaurants, most of which can be found on the high street. There is also a swimming pool and a number of lovely local parks.

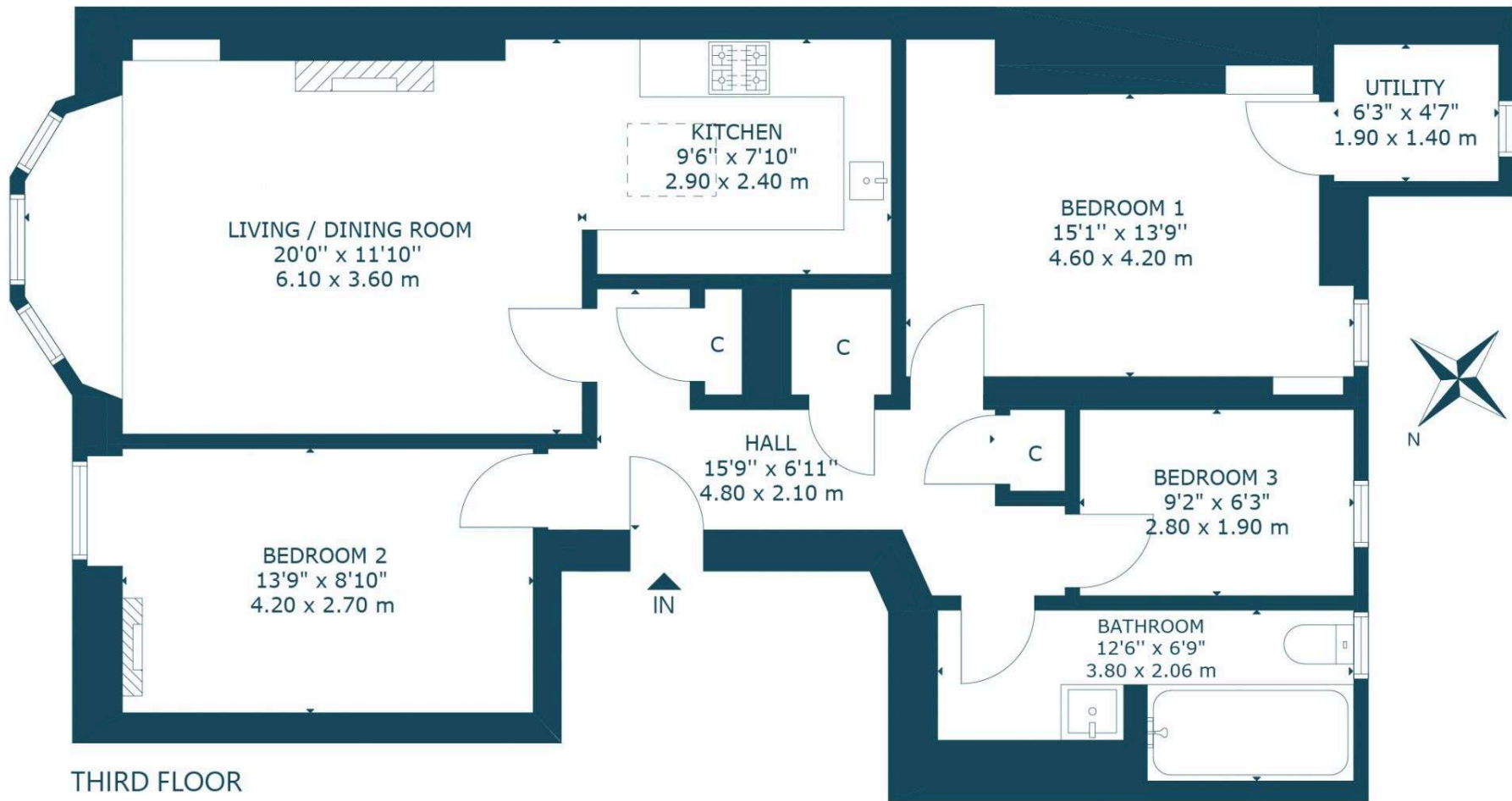
The area has excellent transport links to the city with regular buses running along the High Street and Brunstane Train Station can be reach within a 10-15 minute walk.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 912 SQ FT / 84 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.