



IF2, 4 Kings Road
EDINBURGH, EH15 1EA

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"Kings Road is a fabulously bright and spacious, 1st floor, one-bedroom, traditional tenement flat"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- SITTING/DINING/KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT 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 A, however, please check with the local authority.



DESCRIPTION

Kings Road is a fabulously bright and spacious, 1st floor, one-bedroom, traditional tenement flat. It has a fantastic location in the sought-after Portobello area of Edinburgh, a stone's throw from the sea front and close to excellent shops, cafes, amenities, transport links, as well as Portobello beach and promenade. The accommodation comprises: hallway; open-plan kitchen, living and dining area, with the kitchen offering an abundance of cabinetry; bedroom with fitted wardrobe space and bathroom with shower over bath which completes the accommodation on offer. Further benefits include: a well-kept communal garden, electric heating, double glazing and on street parking.

EPC RATING

The energy efficiency rating for this property is band D

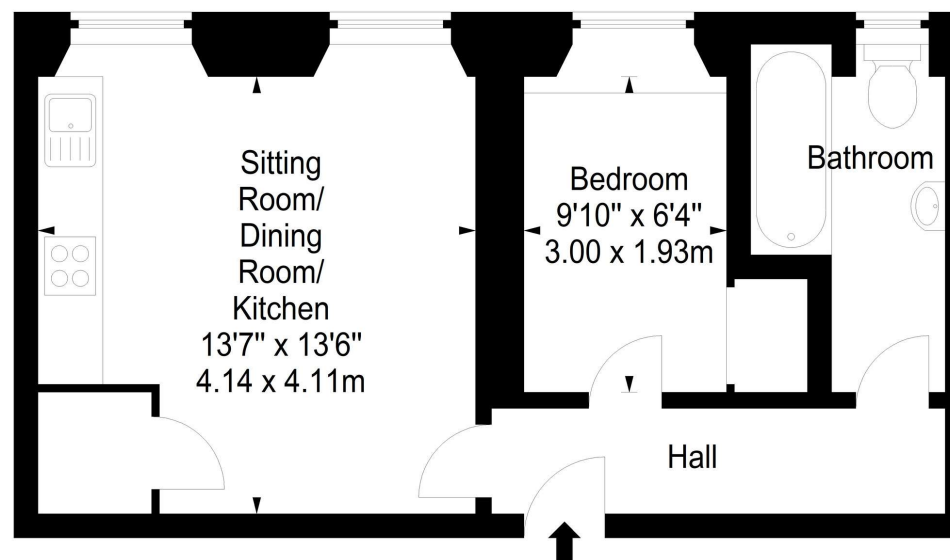
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Kings Road,
Edinburgh,
Midlothian, EH15 1EA



Approx. Gross Internal Area
398 Sq Ft - 36.97 Sq M
For identification only. Not to scale.
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First Floor

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