



**20/3 Bath Street Lane**  
Edinburgh, EH15 1HA

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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.

## LOCATION

Portobello is a highly sought-after and vibrant residential area located to the east of the city centre. The High Street offers a range of services with shops such as Sainsbury's Local, Aldi, Scotmid, artisan shops, butcher and fishmonger, bars and independent eateries, while the promenade provides a good range of cafes and places to relax by the sea. 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 include a swim Centre & Turkish Baths, Sailing & Kayak Club, outdoor bowling clubs, five-a-side football pitches and padel courts.

## DESCRIPTION

20/3 Bath Street Lane is a beautifully presented, light and airy two-bedroom top floor flat with high ceilings and character throughout, ideally positioned in the heart of Portobello and within a few minutes' walk of the promenade and beach. The property is entered via a secure door entry system into a bright stairwell with return landing. The accommodation comprises: welcoming entrance hall with cupboard off; bright and spacious living room / kitchen with twin windows; well-proportioned double bedroom 1 with sea views; bedroom 2 with views towards Arthur's Seat, also suitable as a study; contemporary bathroom with shower over bath. Further benefits include gas central heating (combi boiler), a well-fitted kitchen with integrated dishwasher, washing machine and fridge/freezer; sash and case windows; generous attic space for storage; and access to a shared basement area suitable for bike storage.

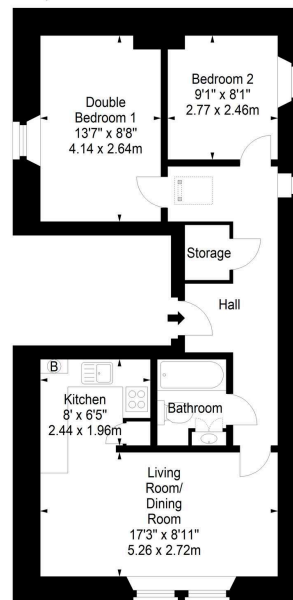
The energy efficiency rating for this property is band D

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

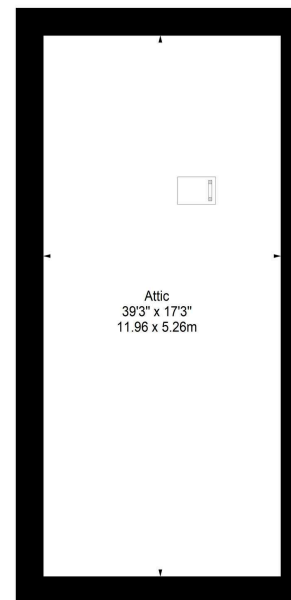
Bath Street Lane,  
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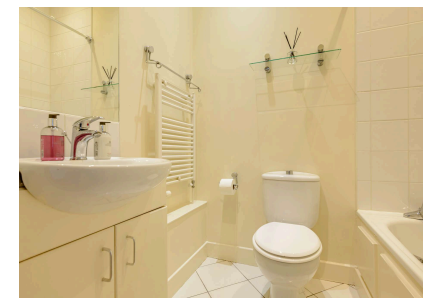
Approx. Gross Internal Area  
 572 Sq Ft - 53.14 Sq M  
 Attic  
 Approx. Gross Internal Area  
 677 Sq Ft - 62.89 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2026



Third Floor



Attic



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



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