



**90/1 Inchview Terrace**  
Edinburgh, EH7 6TF

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*"90/1 Inchview Terrace is a main door two bedroom ground floor conversion forming part of the former impressive Ramsay Technical Institute building"*

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- ALLOCATED PARKING
- COMMUNAL GARDEN GROUND





## LOCATION

Craightinny is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is a Morrisons Superstore, 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 and Newcraighall railway stations 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 nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches.

## COUNCIL TAX

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

## DESCRIPTION

90/1 Inchview Terrace is a main door two bedroom ground floor conversion forming part of the former impressive Ramsay Technical Institute building and enjoys delightful views to the landscaped grounds of the development. The flat has a particularly light and spacious interior, with original arched windows flooding the rooms with light.

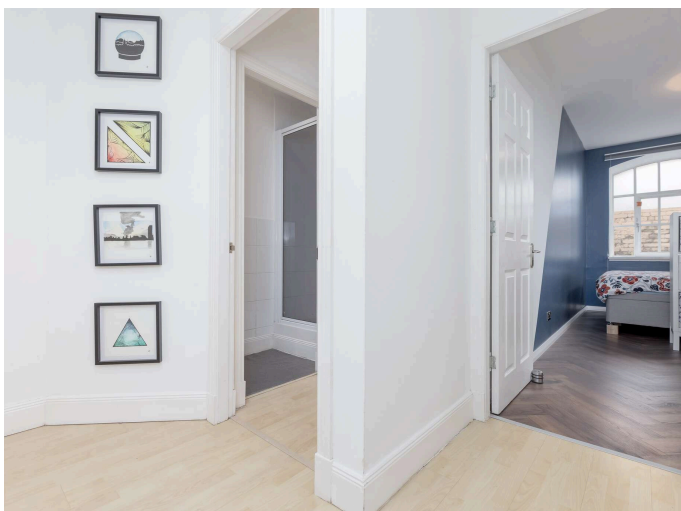
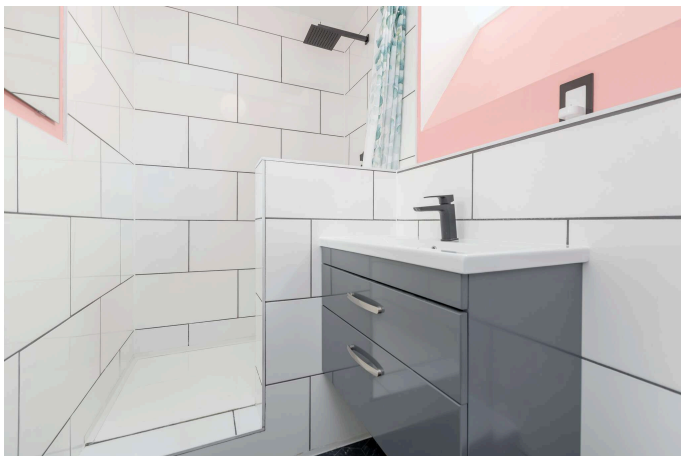
Accommodation comprises: hallway with large storage cupboard off; good sized living/dining room with large windows allowing an abundance of natural light filter in; breakfasting kitchen with built in cooker, hob and extractor fan; master bedroom with fitted wardrobes and en-suite shower room; a second double bedroom with fitted wardrobes and a shower room.

Further benefits include electric heating & double glazing. The development is fully factored and there is an allocated parking space, bin store and visitor parking.

## EPC RATING

The energy efficiency rating for this property is band C.

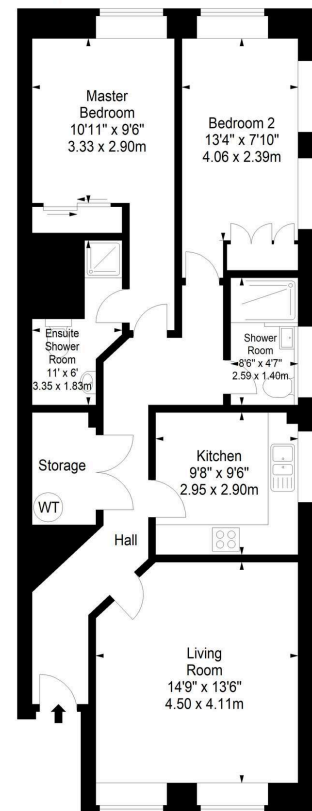
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Inchview Terrace,  
Edinburgh,  
Midlothian, EH7 6TF



Approx. Gross Internal Area  
841 Sq Ft - 78.13 Sq M  
For identification only. Not to scale.  
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Ground Floor

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