



3Fl, 11 Straiton Place
Edinburgh, EH15 2BA

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"3F1, 11 Straiton Place is an immaculately presented third floor flat boasting panoramic sea views"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- HALLWAY
- SITTING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PERIOD FEATURES
- GREAT LOCATION
- GOOD LOCAL AMENITIES





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 C, however, please check with the local authority.



DESCRIPTION

3F1, 11 Straiton Place is an immaculately presented third floor flat boasting panoramic sea views over the beach, ornate period features and a well-kept communal garden this property would make an ideal buy in a highly sought-after location.

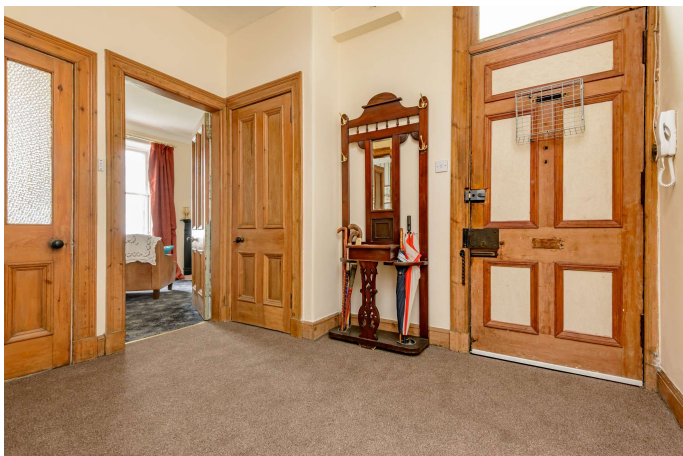
The accommodation comprises: a welcoming and wide entrance hallway, a bright and spacious bay windowed sitting room with ornate cornicing & feature fireplace; good sized kitchen with wall and floor units; well-proportioned double bedroom one; double bedroom two with fireplace and family bathroom with separate shower cubicle.

Further benefits include gas central heating, a mix of single and double glazing and close to Portobello Beach & Promenade.

EPC RATING

The energy efficiency rating for this property is band C.

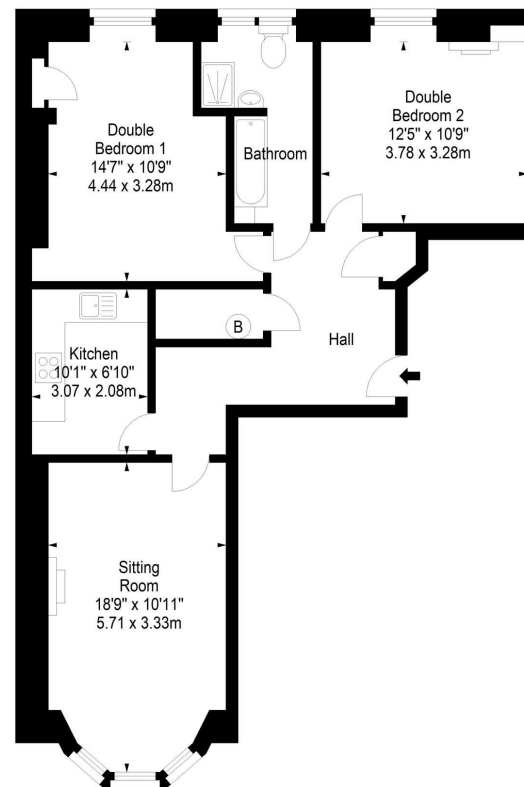
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Straiton Place,
Edinburgh,
Midlothian, EH15 2BA



Approx. Gross Internal Area
816 Sq Ft - 75.81 Sq M
For identification only. Not to scale.
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Third Floor

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