



214/1 Portobello High Street
Edinburgh, EH15 2AU



A

"214/1 Portobello High Street is a rarely available three bed first floor flat"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- SITTING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM
- ELECTRIC HEATING
- SECONDARY GLAZING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- TOWERBANK PRIMARY SCHOOL





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 and local independent. 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 D, however, please check with the local authority.



DESCRIPTION

This peaceful three-bedroom first floor flat sits in the heart of Portobello. Forming just one of two flats in the stair, with no neighbours above or below, this home offers a sense of privacy and quiet rarely found so close to the centre of the action.

Set in a traditional building, the flat offers cosy, well-proportioned accommodation throughout. A secure door entry and stair lead to a welcoming hallway with handy storage cupboard.

The bright, twin-windowed living room provides a lovely space to relax, opening onto the kitchen/dining room, which is flooded with natural light from its skylight. This offers a sociable hub for cooking and entertaining.

The principle bedroom sits quietly to the rear of the property and benefits from its own en-suite shower room, while two further well-proportioned bedrooms are served by a tiled family bathroom with shower over bath.

Beyond the front door, this home truly comes into its own. It sits in the catchment for Towerbank Primary School, and is just a 3-minute stroll from Portobello's buzzing beach and promenade. The High Street itself is right on your doorstep, with an excellent choice of independent coffee shops, brunch spots, boutiques and everyday amenities all within easy walking distance.

An ideal home for anyone wanting the buzz of Portobello living with a genuinely peaceful retreat to come home to.

The energy efficiency rating for this property is band F

214/I Portobello High Street, Portobello, Edinburgh, EH15 2AU

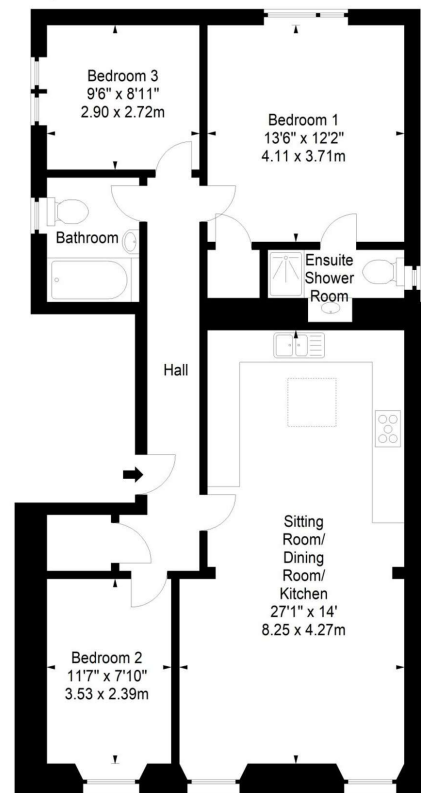
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Portobello High Street,
Edinburgh,
Midlothian, EH15 2AU



Approx. Gross Internal Area
958 Sq Ft - 89.00 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor

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



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565

A ANNAN
SOLICITORS & ESTATE AGENTS