



33/3 CHRISTIAN CRESCENT
PORTOBELLO, EDINBURGH, EH15 3AB



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Virtually staged
by Property Studios

SUMMARY

This one-bedroom first-floor flat forms part of an established residential development in Portobello. It offers a superb base for professionals, couples, and first-time buyers who seek proximity to a spectacular beach, while remaining within easy commuting distance of Edinburgh city centre. The home itself is well presented in predominantly neutral tones, providing bright and airy interiors that are easy to dress and style. It also has access to a large private rear garden that has a neatly kept lawn and drying facilities.

Extras: all fitted floor and window coverings, and light fittings, to be included in the sale.

Please note, some images have been virtually updated for illustration purposes.

FEATURES

- A charming first-floor flat
- Situated in sought-after Portobello
- Secure telephone-entry system
- Entrance hall with built-in storage
- Living room with fireplace and storage
- Fitted kitchen with galley-style layout
- Southwest-facing double bedroom
- Bright three-piece bathroom
- Secure external storage
- Private rear garden and drying green
- Unrestricted on-street parking
- Gas central heating and double glazing





**OFFERS TO:
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Haddington
EH41 3JS**

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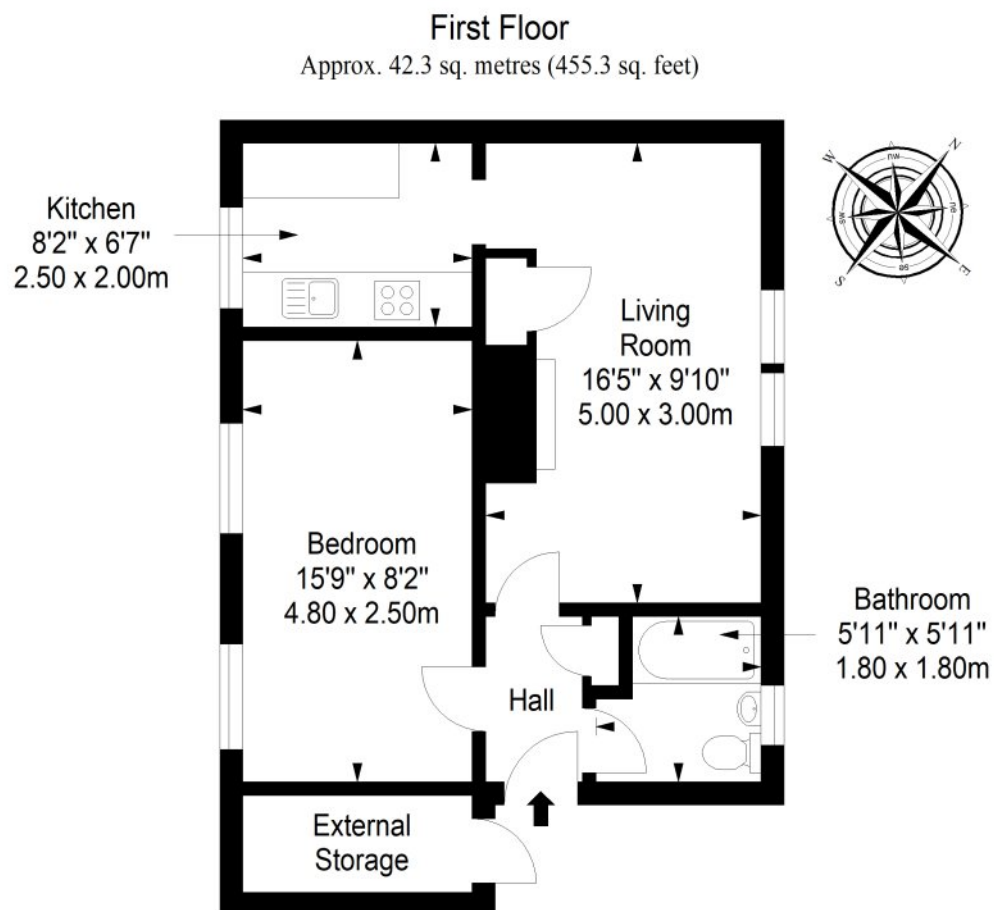


HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 42.3 sq. metres (455.3 sq. feet)