



18/5 Fishwives Causeway  
PORTOBELLO | PORTOBELLO | EH15 1DH

**warners**  
solicitors & estate agents



## 18/5 Fishwives Causeway PORTOBELLO | EH15 1DH

Stylish and spacious contemporary second floor apartment forming part of a sought after tucked away development only a short walk from the fabulous High Street amenities and a lovely sandy beach.

Viewing is highly recommended to appreciate this most appealing property, ideal for a single person or couple looking to be close to the hub of this fashionable area. Light floods into the public room through two windows and here you'll find ample free floor space for relaxation, entertaining and cooking. The sleek white gloss fitted kitchen area is fully equipped with appliances and ready to use. There are two double sized bedrooms, with the main one having the benefit of built-in wardrobe storage and an en-suite shower room.

- Entrance hall with superb storage space
- On trend open plan living/dining/fully equipped kitchen
- Principal double bedroom with en-suite and built-in wardrobe
- Second double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Security entryphone system
- Shared secure bike store
- Communal landscaped areas
- Residents parking

Council Tax D and Energy Rating D

Factor fee approximately £85 per month with an approximately £300 deposit, payable to Ross + Liddell.

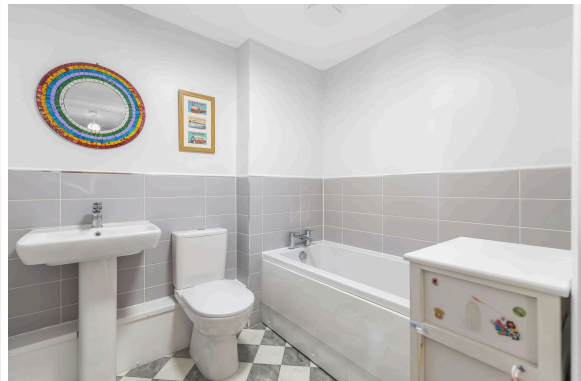
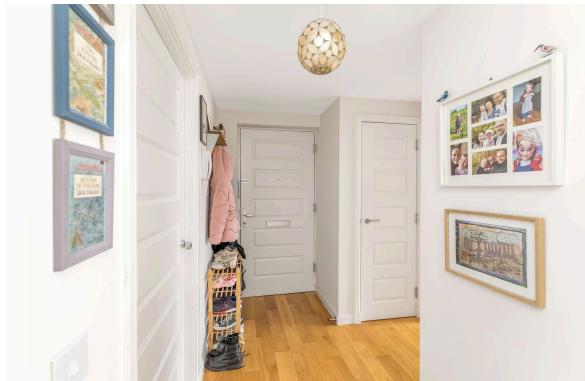
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

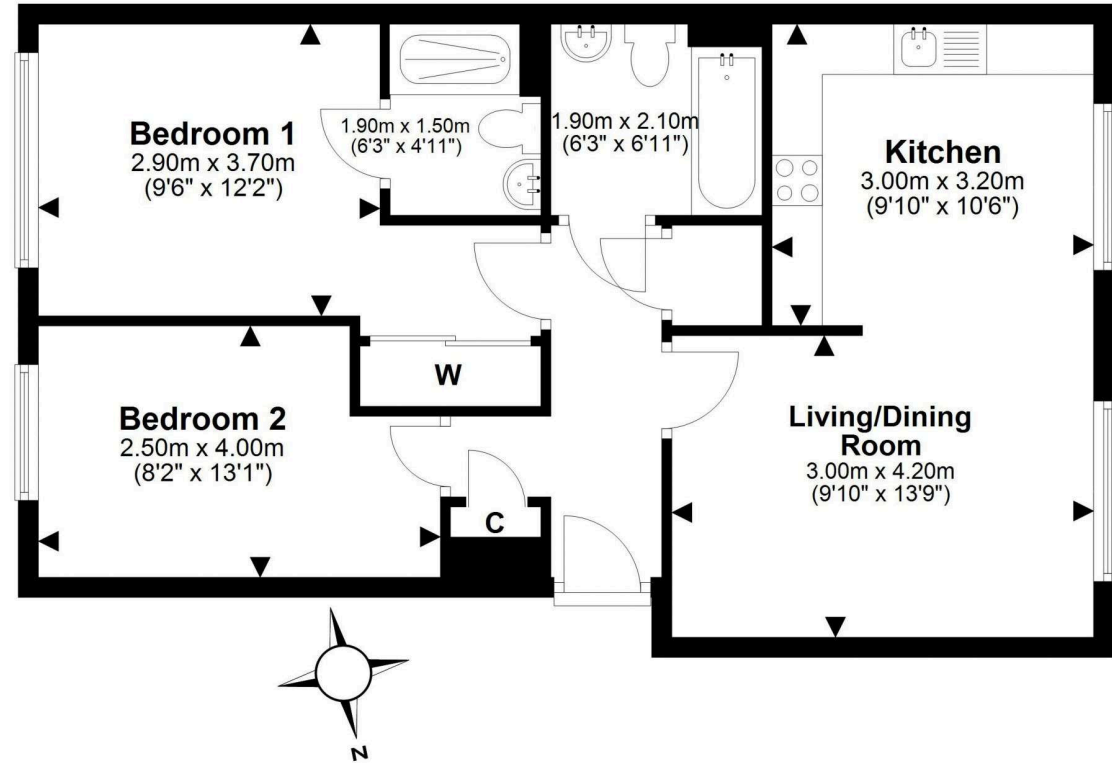




All fixtures and fittings will be included in the sale.

The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafes, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.