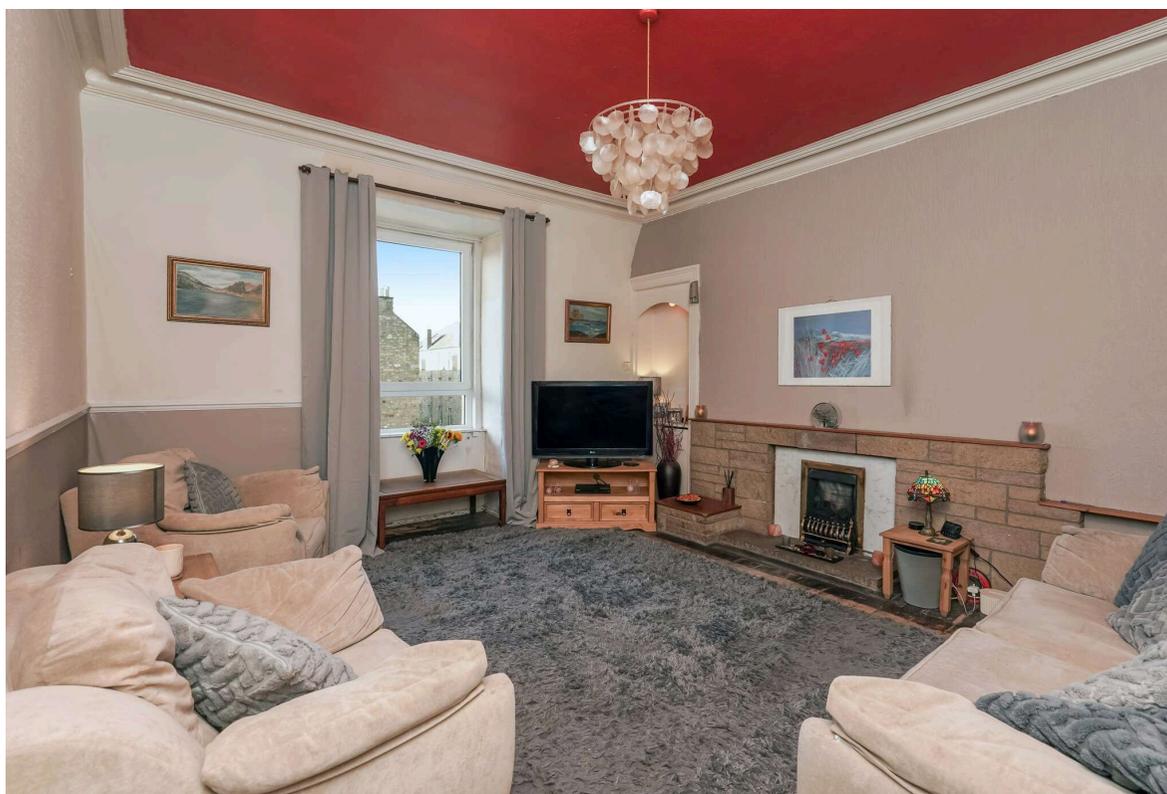




8/8 Mentone Avenue
PORTOBELLO | EDINBURGH | EH15 1HZ


warners
solicitors & estate agents



8/8 Mentone Avenue

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Superbly situated in a tucked away street with fabulous views from a top floor position, this traditional south-facing property offers an exceptionally light and spacious interior and boasts the beach and excellent High Street amenities only a very short walk away.

Viewing is highly recommended to appreciate the great views from this home - south-facing to the front looking across the city to the Pentlands and of the Firth of Forth from the rear facing rooms. Light floods into the generous sized living room (please note the fire is not in working order and is sold as seen). A useful boxroom suitable for storage purposes lies off the living room. Plenty of shaker style units are fitted within the kitchen, which has a deep storage cupboard and an open doorway through to a partitioned off dining area. Both bedrooms are double in size and the shower-room is fitted out with an electric shower and full height tiling. All windows are double glazed, with the front facing ones having been replaced in 2025. Entrance into the communal stairway is via a security entryphone system and a paved shared garden lies to the rear of the building.

- Great location in seaside suburb
- Huge choice of local amenities
- Large living room
- Handy boxroom off
- Fitted kitchen with larder and access to
- Dining area
- Two double bedrooms
- Fully tiled shower room with electric shower
- Entrance hall with shelved cupboard
- Double glazing
- Security entryphone system
- Shared rear garden
- On-street parking

Council tax C, Energy rating G.

There are no factor fees associated with this property.

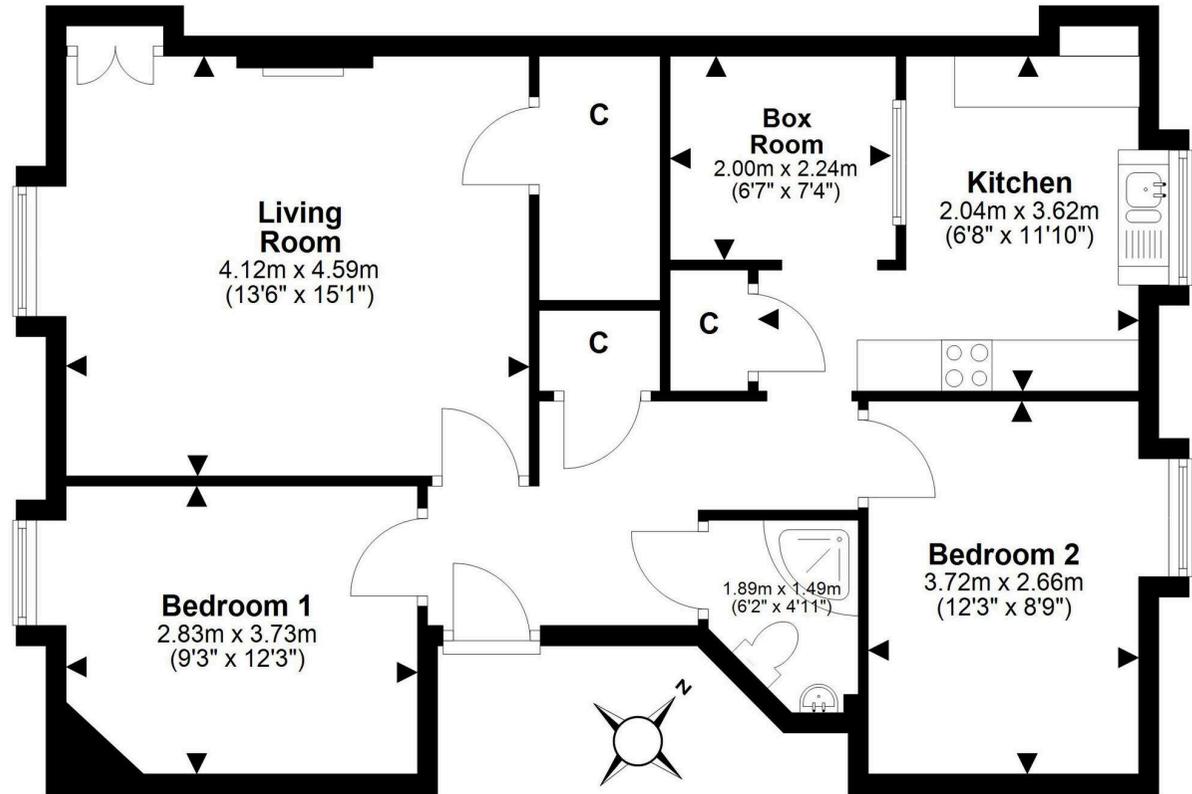
Fixture, fittings and washing machine will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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. Large local primary school and various nurseries nearby. 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.