



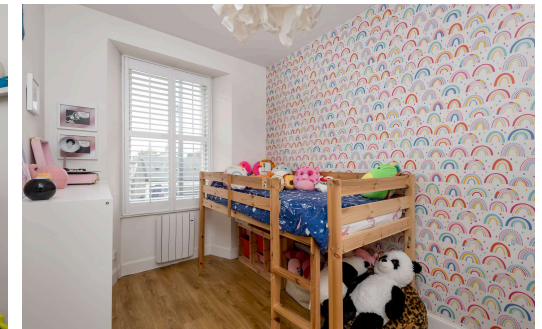
**214/1 Portobello High Street**  
**Edinburgh, EH15 2AU**

**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





## 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

214/1 Portobello High Street is a rarely available three bed first floor flat forming part of a traditional building comprising only two flats. The property offers cosy and well proportioned living space which retains a nice period feel to it.

Accommodation comprises: secure door entry; well maintained stair; hallway with cupboard off; bright and spacious twin windowed sitting room and kitchen/dining room. The kitchen has wall units, built in double cooker, hob and extractor fan. There is a skylight which lets in an abundance of natural light; Master bedroom quietly situated to the rear with en-suite shower room, two further bedrooms and a fully tiled bathroom with shower over the bath.

Further benefits include electric heating and secondary glazing.

## EPC RATING

The energy efficiency rating for this property is band F

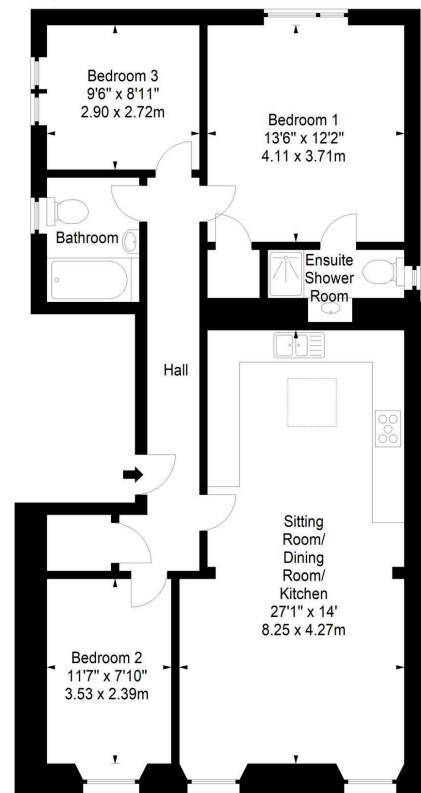
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Portobello High Street,  
Edinburgh,  
Midlothian, EH15 2AU



Approx. Gross Internal Area  
958 Sq Ft - 89.00 Sq M  
For identification only. Not to scale.  
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First Floor

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