

COULTERS[©]

FLAT 14, 61 PARK AVENUE

PORTOBELLO, EDINBURGH, EH15 1JP

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Nestled within a well-maintained modern development in the sought-after coastal suburb of Portobello, this beautifully presented first floor flat has been lovingly upgraded to create a stylish and contemporary home. Offering bright, well-proportioned accommodation across two levels, the property has benefited from significant improvements including a stunning new shower room, upgraded kitchen appliances, new flooring and carpeting, and a new electric heating system and boiler, making it ready to move straight into.

The welcoming hall, complete with a generous storage cupboard, leads into an impressive open-plan living and dining room. Wonderful high ceilings and a west-facing aspect allow natural light to flood the room throughout the afternoon and evening, while attractive flooring and tasteful décor create a warm and inviting space for both everyday living and entertaining.

The kitchen has been thoughtfully opened up to maximise light and enhance the flow of the living space. Fitted with contemporary wall and base units, it features a smart new worktop which extends to form a practical breakfast bar. Integrated appliances include an electric hob, oven, fridge, freezer, dishwasher and washing machine, providing a sleek and functional space for modern living.

The spacious principal bedroom enjoys a peaceful outlook and is complemented by a series of large wardrobes, all of which are included in the sale, along with soft carpeting underfoot. A second mezzanine double bedroom offers a versatile and secluded sleeping area, despite its open design, and benefits from a substantial storage cupboard.

KEY FEATURES



Beautifully presented, bright and airy 1st floor flat.



Double bedroom, plus a second mezzanine double bedroom.



Well tended landscaped communal grounds.



Allocated parking space and additional unrestricted on street



Set in the popular coastal area of Portobello.



Close to an array of local amenities.



EPC Rating - D



Council Tax Band - E



Completing the accommodation is a beautifully finished shower room, recently upgraded to an exceptional standard with contemporary tiling, a large walk-in shower enclosure with rainfall shower, WC, wash hand basin, heated towel rail and illuminated mirror.

The property further benefits from double glazing and electric central heating, while externally there are beautifully maintained landscaped communal grounds, an allocated parking space and additional unrestricted on-street parking available on Park Avenue. The factors are Myreside Management Limited and the quarterly factoring fee is £125.

Extras
The blinds, light fittings, fitted floor coverings and kitchen appliances are included in the sale price.



THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, young professionals and retirees.

The beautiful beach provides a great place for residents to walk, cycle or enjoy water sports and the promenade features a variety of cafes and restaurants.

There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent cafes and restaurants, most of which can be found on the high street. The area also offers a number of recreational facilities, such as Portobello swimming pool and fitness centre, and several parks and green spaces.

For families with children, Portobello boasts several good schools, including some highly-rated primary schools. The area has a strong sense of community, with various events and activities throughout the year, including the annual

Overall, Portobello offers a fantastic quality of life, with a beautiful seaside location, excellent amenities and good transport links to the city centre. It's known for its friendly community, making it a popular choice for those seeking a quieter, more relaxed way of life while staying close to all that Edinburgh has to offer.

HOME REPORT VALUATION: £260,000



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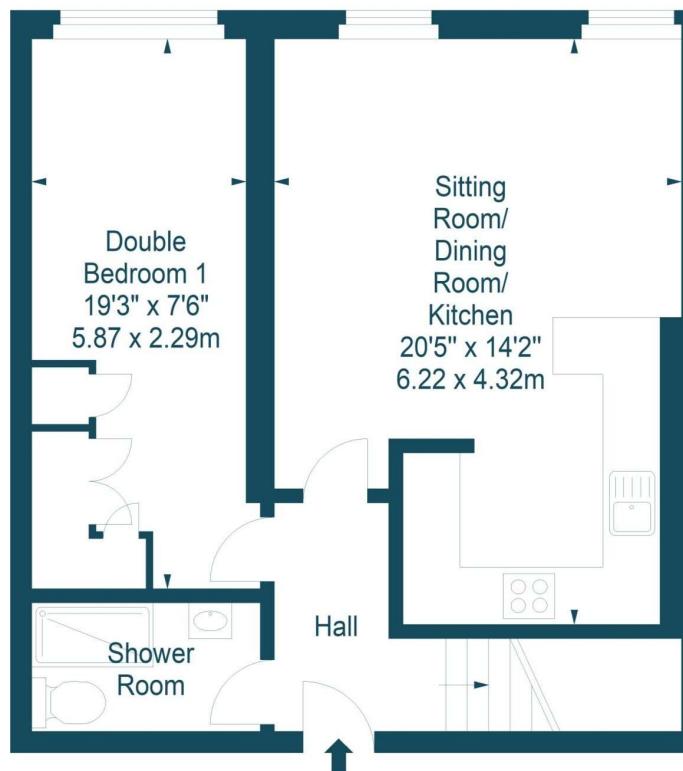
enquiries@coultersproperty.co.uk

**Park Avenue,
Edinburgh,
Midlothian, EH15 1JP**

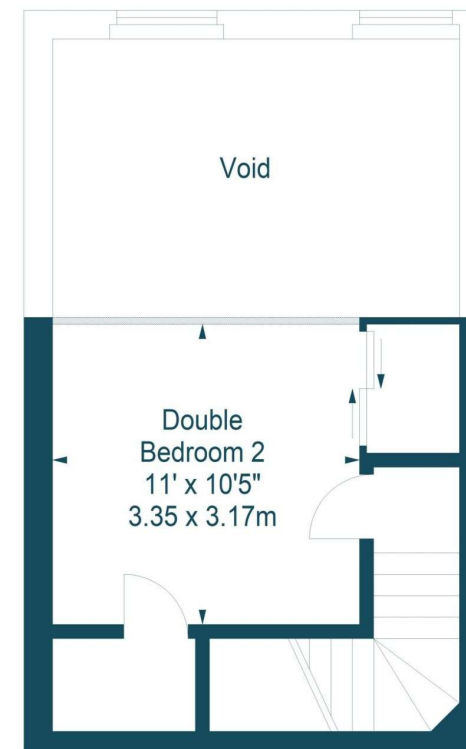


SquareFoot

Approx. Gross Internal Area
755 Sq Ft - 70.14 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



Mezzanine

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.