



**9/3 Mentone Avenue**  
**EDINBURGH, EH15 1HZ**

**A**

# *"9/3 Mentone Avenue is an appealing two bedroom first floor flat with fantastic character"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PERIOD FEATURES
- COMMUNAL REAR GARDEN
- UNRESTRICTED ON STREET PARKING





### 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, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird.

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 C, however, please check with the local authority.



### DESCRIPTION

9/3 Mentone Avenue is an appealing two bedroom first floor flat with fantastic character and set within a traditional building superbly situated a short walk from the beach and the High Street. This charming home provides a bright and spacious interior much enhanced by many eye catching details including period features, stripped wood doors and sanded flooring.

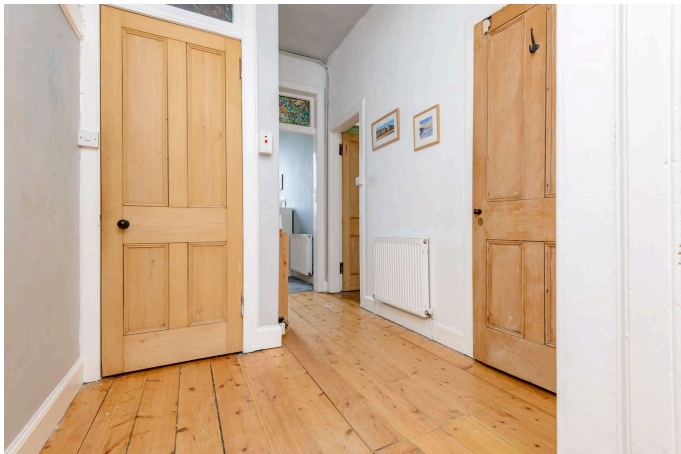
Accommodation comprises: entrance hallway with cupboard space; spacious living/dining room with two Edinburgh presses and a good size box room off; fitted kitchen with a range, dishwasher, washing machine, fridge/ freezer, oven, gas hob, extractor fan and space for table and chairs; two double bedrooms both have featured fireplaces and a shower room with heated towel rail.

Further benefits include gas central heating, double glazing, communal rear garden and unrestricted on street parking.

### EPC RATING

The energy efficiency rating for this property is band C.

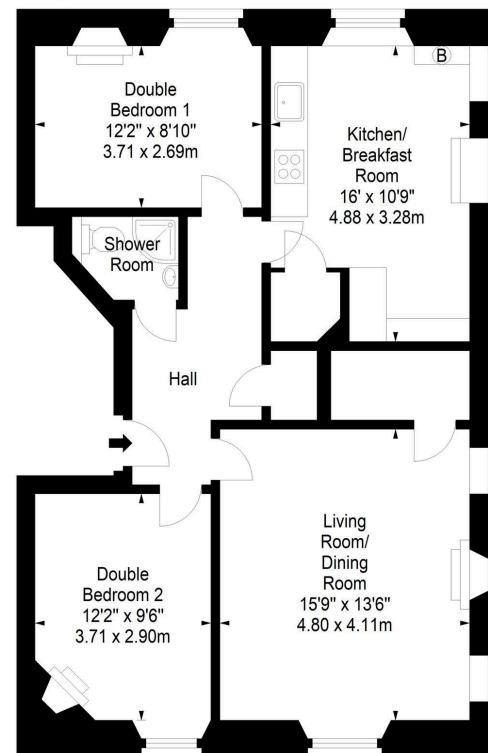
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Mentone Avenue,  
Edinburgh,  
Midlothian, EH15 1HZ



Approx. Gross Internal Area  
827 Sq Ft - 76.83 Sq M  
For identification only. Not to scale.  
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First Floor

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