

PORTOBELLO

25/2 1F BRIDGE STREET
EH15 1DB



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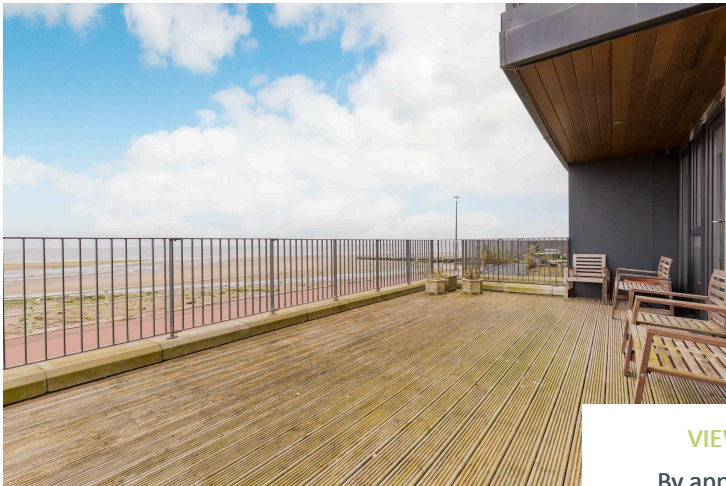
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EPC RATING: C

OFFERS OVER £365,000

PROPERTY DESCRIPTION

- Hallway with numerous storage cupboards
- Spacious open plan living/kitchen/dining room with wide range of fitted kitchen units & appliances, space for dining & entertaining and an area to sit and relax looking out through the French doors to the balcony
- Principal bedroom with fitted wardrobes
- Ensuite shower room with walk in shower, vanity sink unit & wc
- Second double bedroom with fitted wardrobes
- Main bathroom with bath with mains shower over, built in vanity sink unit & wc
- Gas central heating from combi boiler located in the kitchen
- Upvc double glazed casement windows
- Vast decked balcony with lots of space for dining, relaxing & entertaining, overlooking the promenade & the sea beyond
- Communal underground car park with single allocated space & lift access
- Valid EWS1 Form
- Development managed by Simply Factors at a cost of £100 pcm to cover maintenance of the building, grounds, car park, lift & block buildings insurance



VIEWING

By appt pls call
Jardine Phillips
0131 4466850





CONTEMPORARY TWO BED TWO BATH GROUND FLOOR FLAT WITH LARGE BALCONY OVERLOOKING THE SEA

With stupendous waterfront views and a spacious private balcony for relaxing & entertaining, this superb apartment would make an ideal home for first time buyers, professionals, a young family or downsizers. It has an expansive kitchen/living/dining room with access to a wonderful balcony with uninterrupted views out to the sea, two good sized double bedrooms, both with fitted wardrobes and one with an ensuite shower room, a main bathroom, great storage & an allocated underground parking space. With all the wonderful amenities that the very popular Portobello has to offer and easy access into the city centre, this would make a perfect home for those that love the outdoors & living by the sea.

AREA

Portobello is located around 4 miles to the east of Edinburgh's city centre and is a very popular coastal suburb. With its charming promenade, stunning historic beach and friendly community, Portobello is an ideal choice for young professionals, families & retirees alike. There are a wide range of amenities available nearby, including a range of local shops, supermarkets and independent cafes, bars & restaurants, together with a swimming pool, gyms, golf course and a number of local parks. Fort Kinnaird Retail Park is a short drive away and offers a wider selection of retail outlets. Local schooling is well-renowned and the property is in the catchment for Towerbank & St John's RC Primary Schools and Portobello & Holy Rood RC High Schools. The area has excellent bus services running to the city centre, Brunstane Train Station is also close by and the motorway network is also very easily accessible.

EXTRAS

The blinds/curtains, light fittings, electric hob, double oven, extractor fan, dishwasher, integrated fridge freezer and washer/dryer are included in the sale.

HOME REPORT VALUATION

£375,000

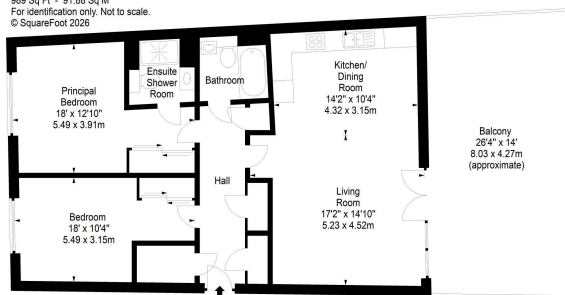


Living area	17'2 x 14'10 (5.23 x 4.52m)
Kitchen/dining area	14'2 x 10'4 (4.32 x 3.15m)
Bedroom 1	18' x 12'10 (5.49 x 3.91m)
Bedroom 2	18' x 10'4 (5.49 x 3.15m)
Balcony	26'4 x 14' (8.03 x 4.27m)

Bridge Street,
Edinburgh,
Midlothian, EH15 1DB



Approx. Gross Internal Area
989 Sq Ft - 91.88 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

