



20/1 Kings Road
EDINBURGH, EH15 1DZ

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"20/1 is a two bed ground floor flat ideally situated on the highly sought-after Kings Road in Portobello."

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- SITTING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- CLOSE TO BEACH





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 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 B, however, please check with the local authority.



DESCRIPTION

20/1 is a two bed ground floor flat ideally situated on the highly sought-after Kings Road in Portobello. This stylish home offers a fantastic lifestyle opportunity by the sea.

Accommodation comprises: secure shared stairwell; entrance hallway featuring an entry phone; front facing sitting/dining room has twin windows. The internal kitchen benefits from a range of base and wall units; double bedroom one to the rear of the flat which has a built-in cupboard; double bedroom two is situated to the front ; utility room with plumbing for a washing machine and a bathroom which has partially tiled walls, a bath with overhead electric shower unit, wash hand basin, and a WC.

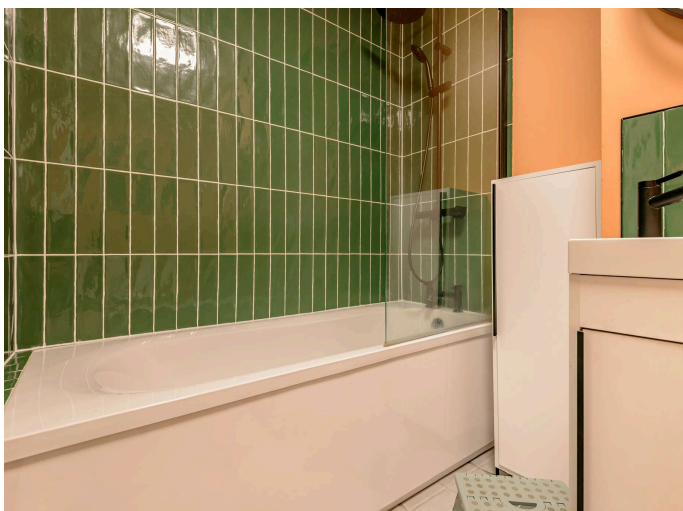
Further benefits include on-street parking, gas central heating, and the property's enviable proximity to local cafes, restaurants, independent shops, and scenic beach walks.

Extras being left: Washing machine and Dishwasher

EPC RATING

The energy efficiency rating for this property is band C.

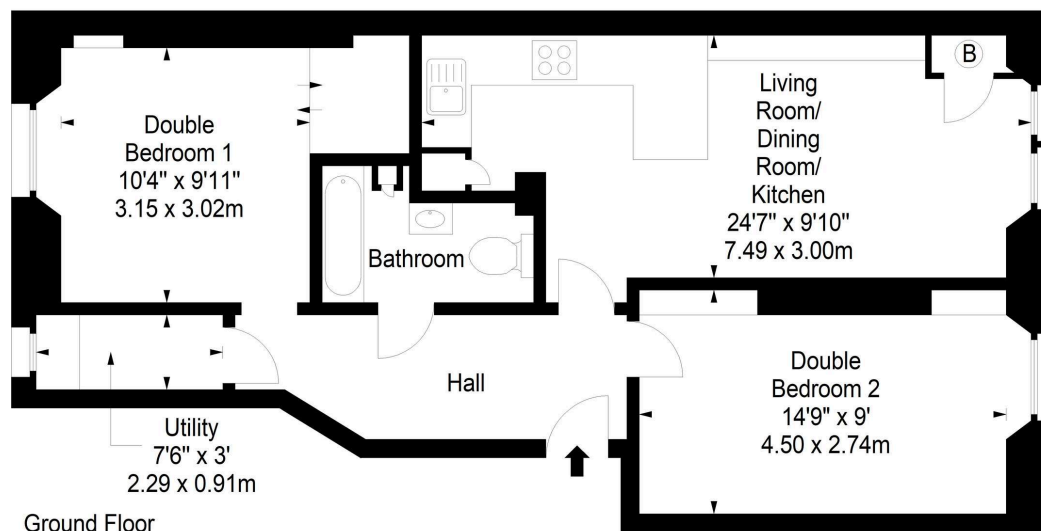
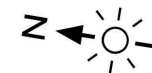
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Kings Road,
Edinburgh,
Midlothian, EH15 1DZ



Approx. Gross Internal Area
65 Sq M - 699.68 Sq Ft
For identification only. Not to scale.
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Ground Floor

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



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