



15/5 Portobello Road
PIERSHILL | EDINBURGH | EH8 7BB


warners
solicitors & estate agents



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Nestled moments from Portobello beach and Holyrood Park this seldom available three bedroom top floor apartment is surrounded by excellent amenities and quick transport links and would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright twin windowed lounge with generous dining space, a contemporary kitchen with attractive units, three well-proportioned double bedrooms (one with built-in wardrobes) and the flat is completed by a stylish bathroom with shower over bath. Further benefits include a well-kept communal drying green, gas central heating and free on street parking.

- Traditional top floor apartment
- Close to Portobello beach and Arthur's Seat
- Welcoming hallway
- Bright twin windowed lounge
- Contemporary kitchen
- Three large double bedrooms
- Stylish bathroom with shower over bath
- Well-kept communal garden

Council Tax - Band B, EPC rating C

Extras : Washing machine, oven and hob. Fixtures and fittings.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Piershill is a well established district situated to the East of Edinburgh, well placed for an excellent range of amenities. There is a Morrisons store at Piersfield Terrace, just a brief stroll away, with further facilities available at the Meadowbank Retail Park which has a Sainsburys store. The East End of Edinburgh, host to the impressive St James Quarter and the Omni Centre, can be accessed by car or bus in a matter of minutes, whilst in an easterly direction lies Portobello with its wonderful promenade and beach. Leisure facilities are excellent and include the refurbished Meadowbank Sports Centre offering a gym, caf , outdoor football pitch, athletics track and a choice of fitness studios, Arthur's Seat and the wide expanse of the Queens Park. Schooling is well represented from nursery to senior level, whilst Edinburgh University can be accessed through the Queens Park. An efficient public transport system operates throughout the town, whilst the compactness of the city ensures easy access to the city by-pass and main motorway networks.



