

COULTERS®

8 (3F3) SEAFIELD ROAD EAST

PORTOBELLO, EDINBURGH, EH15 1EB

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the highly desirable area of Portobello, a short walk from the Promenade, 8 (3F2) Seafield Road East is a superb two bedroom top floor flat. Forming part of a traditional tenement building, the flat is accessed via a shared entrance and stair flooded with natural light from a large cupola.

To the rear of the building is a lovely shared garden which is well maintained and offers a patio, seating areas and a drying green.

KEY FEATURES



Superb top floor flat with stunning sea views.



Two double bedrooms, one with an ensuite shower room.



Sitting room with corner bay window.



Well maintained shared rear garden.



Unrestricted on-street parking.



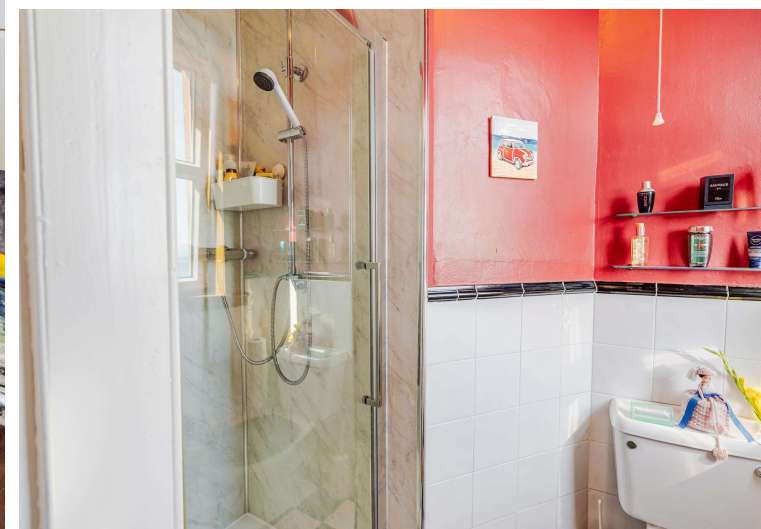
Situated in the highly desirable location of Portobello.



EPC Rating - D



Council Tax Band - B



Internally, the flat is well-presented throughout and comprises - entrance hall with two storage cupboards; wonderful sitting/dining room with impressive fireplace and corner bay window offering far reaching views; fitted kitchen with appliances; double bedroom 1 with ensuite shower room and fantastic sea views; double bedroom 2 also with sea views; and bathroom.

The property has gas central heating and double glazing is fitted throughout.



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THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 3 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, retirees and young professionals.

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. There is also a swimming pool and a number of lovely local parks.

The area has excellent transport links to the city with regular buses running along the High Street and Brunstane Train Station can be reached within a 10-15 minute walk.

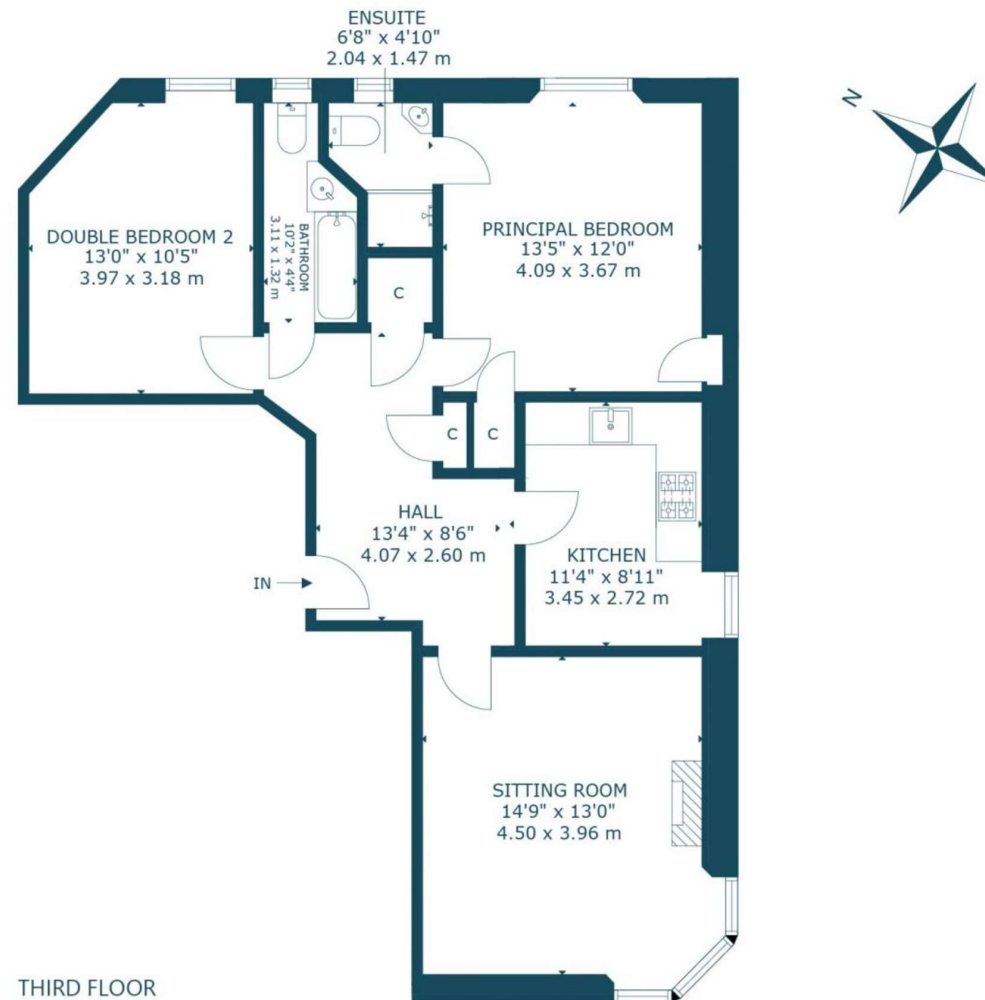
EXTRAS

All fitted flooring, light fittings and kitchen appliances (oven, hob, washing machine and fridge/freezer) are included in the sale price as are the wardrobes in the bedrooms. Some other items of furniture may be available by separate negotiation.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 817 SQ FT / 76 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.