



3F3 | 34B Portobello High Street
Edinburgh, EH15 1AH

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"3f3, 134b Portobello High Street is a top floor bright, sunny and quiet flat with bedrooms to the rear"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- SITTING/DINING ROOM
- KITCHEN DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- GOOD LOCAL AMENITIES





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

3f3, 134b Portobello High Street is a beautifully presented two bed, third floor flat situated within a few minutes' walk of Portobello Beach & Promenade, which would make for an ideal first-time purchase or buy to let investment.

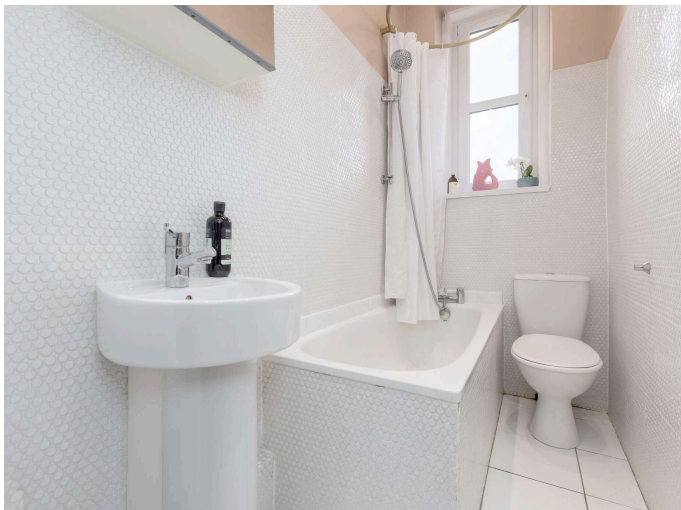
The accommodation comprises: entrance stairwell; hallway; bright and spacious sitting/dining room with Edinburgh press and feature fireplace; good sized kitchen with room for a small dining table; double bedroom one with cupboard; bedroom two and bathroom.

Further benefits include gas central heating, double glazing, unrestricted side street parking; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band C.

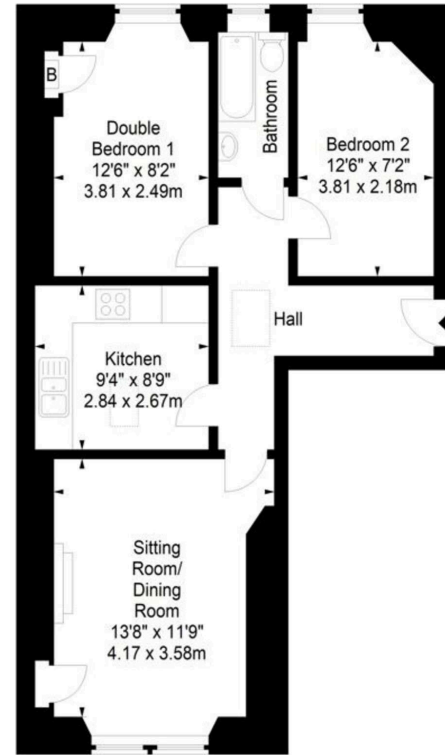
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Portobello High Street,
Edinburgh,
Midlothian, EH15 1AH



Approx. Gross Internal Area
589 Sq Ft - 54.72 Sq M
For identification only. Not to scale.
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Third Floor

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