



24/7 Kings Road,
PORTOBELLO | EDINBURGH | EH15 1DZ


warner's
solicitors & estate agents



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Nestled on a quiet cul-de-sac seconds from the beach and promenade and moments from the excellent cafes, restaurants, and bars, Portobello has to offer is this well-presented second floor apartment. Boasting sea views, double glazing, gas central heating and a well-kept communal garden this property would make an ideal buy in tranquil location, a short stroll from the waterfront.

The accommodation comprises a welcoming entrance hallway, a bright open plan lounge/kitchen with a contemporary kitchen section, deep pantry cupboard and ample living space, a large double bedroom with en-suite bathroom with shower over bath and the flat is completed by a separate W/C.

- Traditional tenement apartment in Portobello
- Quiet cul-de-sac next to beach
- Welcoming hallway
- Bright open plan lounge/kitchen
- Large double bedroom
- En-suite bathroom with shower over bath
- Separate W/C
- Gas central heating & double glazing
- Sea views

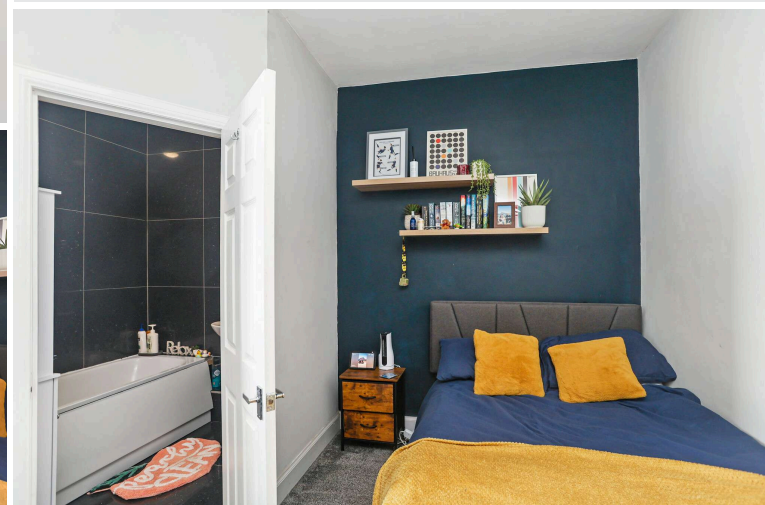
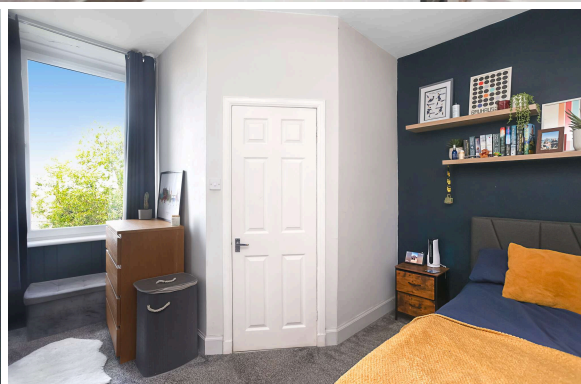
Council Tax: B , Energy Rating: C

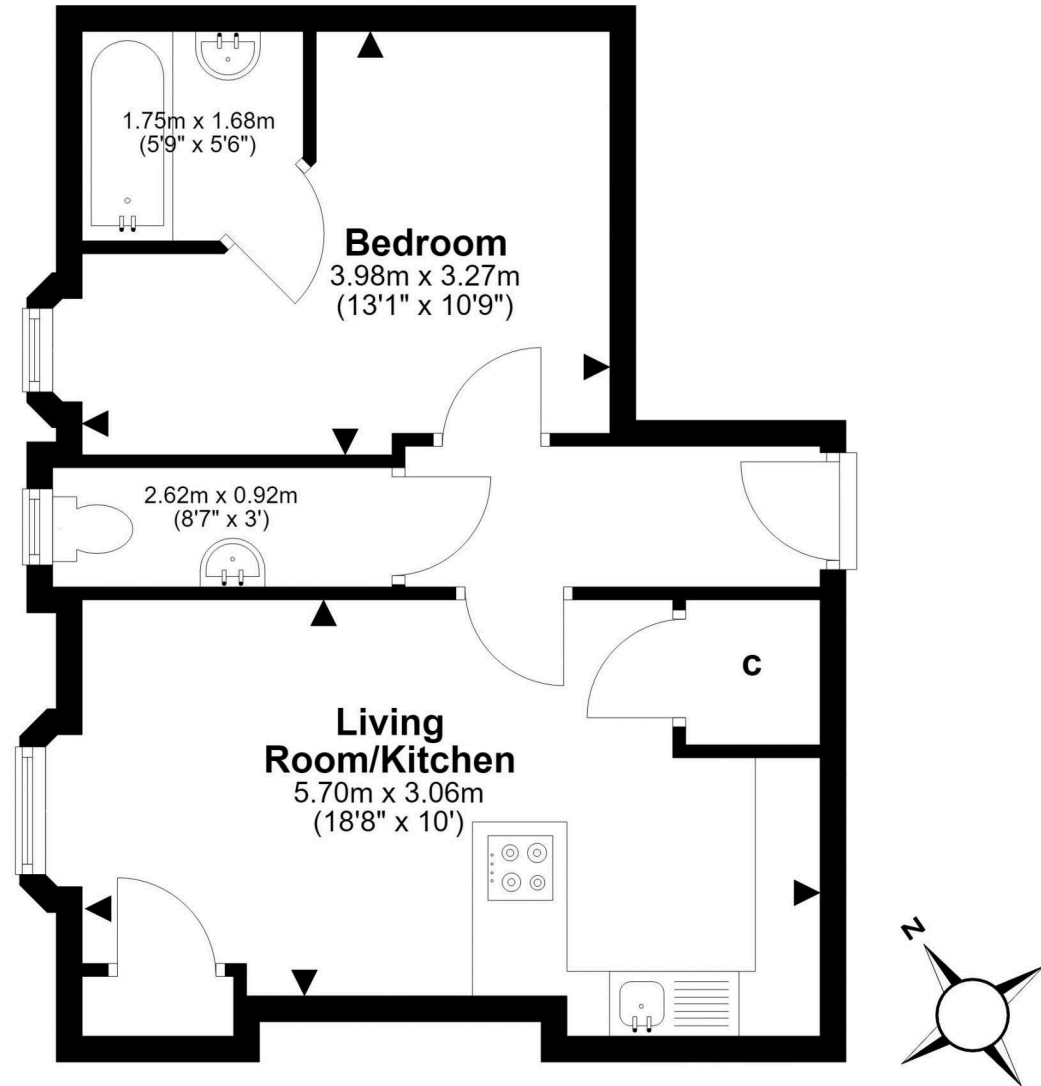
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafés, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.

Extras: Fixtures and fittings, curtains, TV bracket, chest of drawers, oven, hob, washing machine.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.