



7 Great Cannon Bank
PORTOBELLO | EDINBURGH | EH15 1TN


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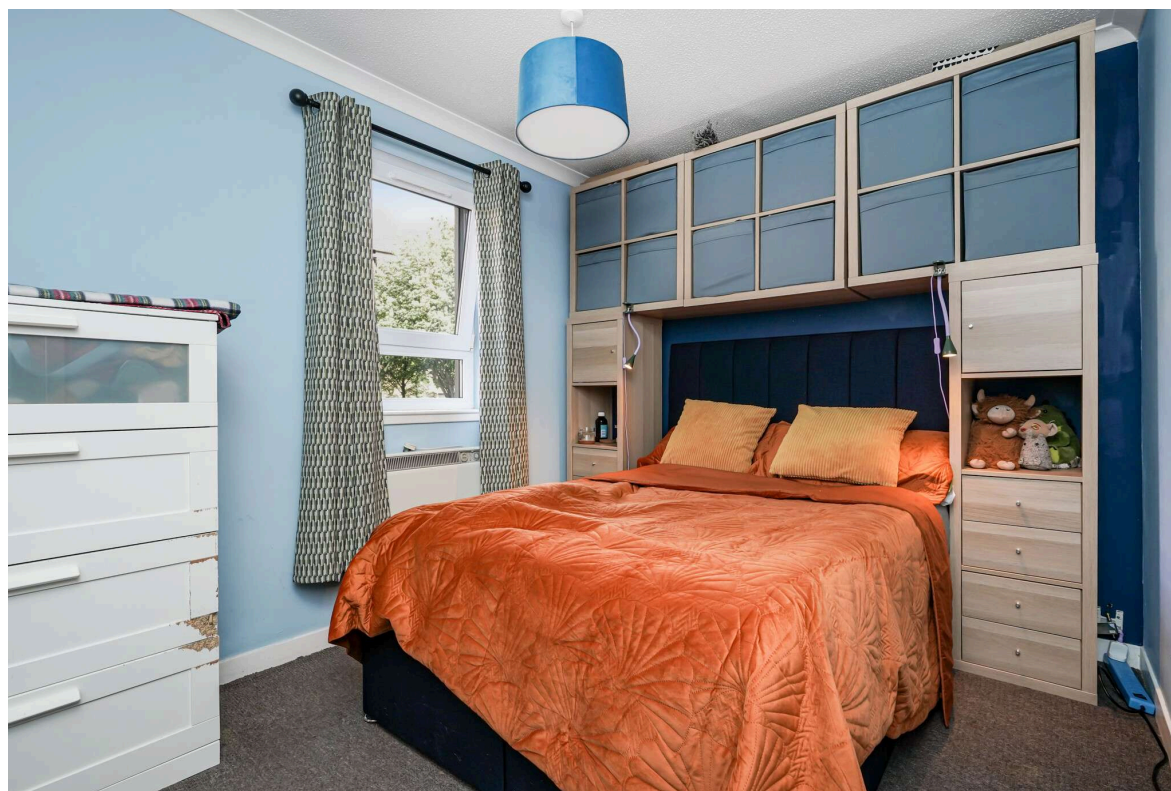
Set in a quiet modern development, moments from the beach is this well-presented main door ground floor apartment. Surrounded by excellent local amenities, quick transport links and pleasant walks this property would make an ideal first time buy or buy to let investment. The accommodation comprises welcoming entrance hallway with storage cupboard and secure entry, a bright and spacious kitchen/living room with a fully fitted kitchen that currently comprises an electric hob, oven and fan, fridge/freezer and washing machine and there is also a well-proportioned bedroom with built in storage. Completing the accommodation is the bathroom with shower over the bath. Further benefits include double glazing, an outside storage cupboard and residents parking. Early viewing is essential to fully appreciate the stunning well-connected location.

- Main door ground floor flat moments from the beach
- Entrance hall with storage
- Well-proportioned bedroom
- Bright and spacious kitchen/living room
- Bathroom with shower over the bath
- Double glazing
- Communal garden/courtyard
- Residents parking

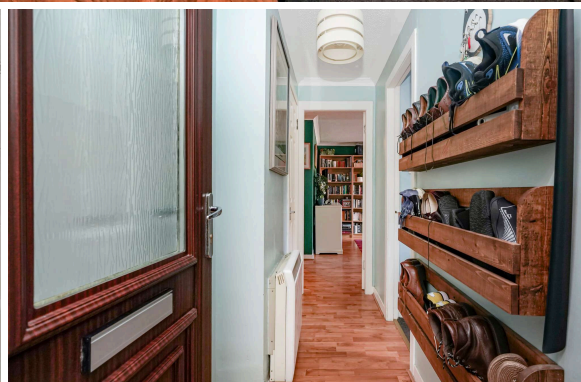
Energy rating D, Council tax band B. Factor is managed by James Gibb and costs around £49.77 per quarter.

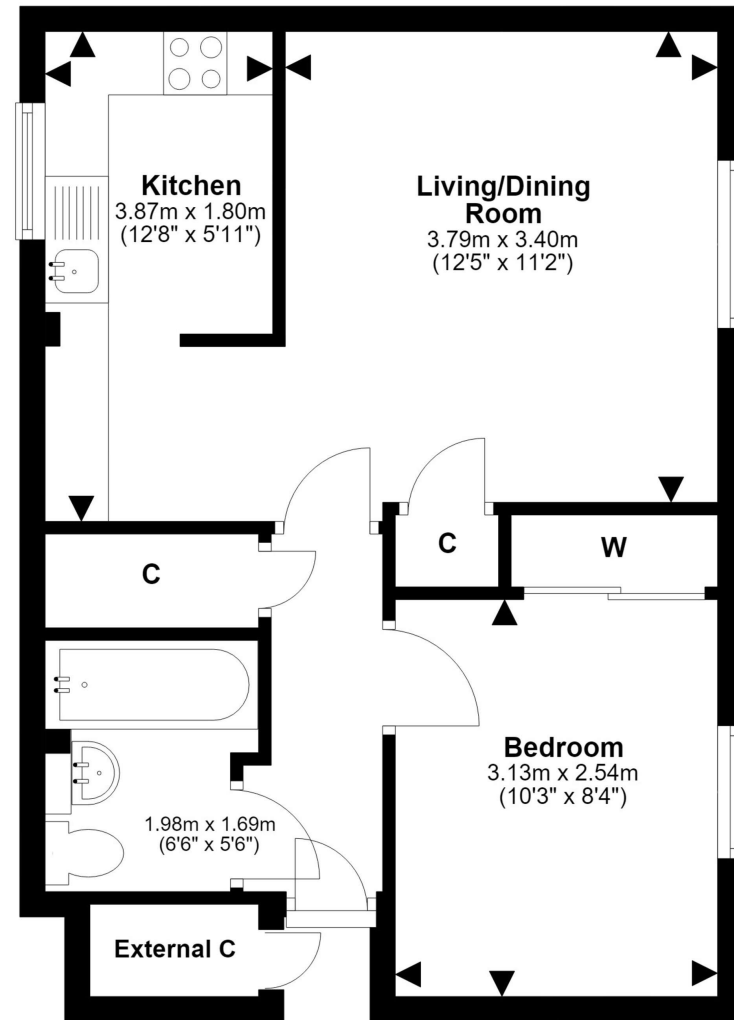
Extras included in this sale will be fridge freezer, oven, hob, washing machine and kitchen blinds .

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



The property is located within the sought-after Portobello area, which lies to the east of Edinburgh city centre. The property is situated in a quiet residential development, yet is still well positioned to take advantage of the beach, promenade and a superb range of shopping outlets at Portobello High Street, just a few minutes walk away, supported by the usual banks and postal services. Leisure facilities on offer are first class and include a choice of bars and restaurants including the highly rated Beach House cafe. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as a sailing and kayaking club, an indoor child play area, five-a-side football pitches and padel courts, and two play parks. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach whilst good schooling is well represented from nursery to senior level.





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.

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