



50 (3F3) Kings Road

Portobello, EDINBURGH, EH15 1DX



VMH ESTATE AGENTS



Superb traditional third floor flat with exceptional open views of the sea

- Sitting/dining room
- Open plan to kitchen
- 2 spacious double bedrooms
- Bathroom
- Exceptional views of the sea
- Next to Portobello beach
- Close to a variety of amenities
- Shared rear garden
- Unrestricted on street parking
- Gas central heating & double glazing

Offers Over:

£245,000



 Freehold

Further information can be found in the home report.

vmh.co.uk



🏠 About the Property

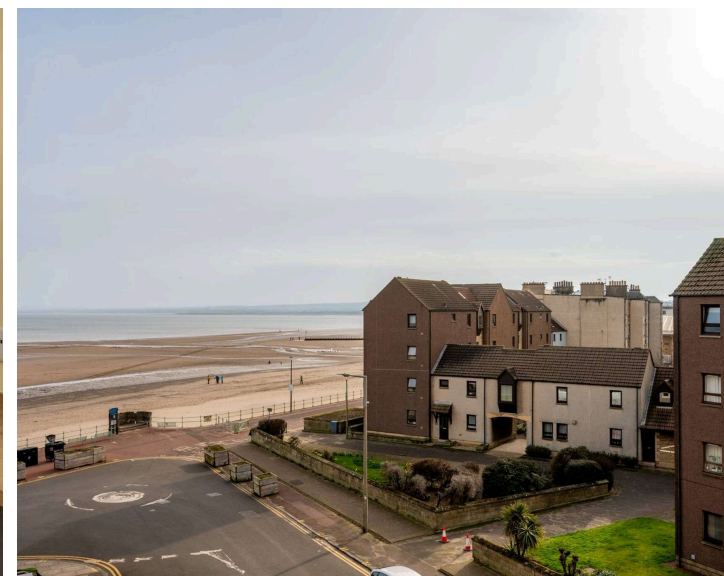
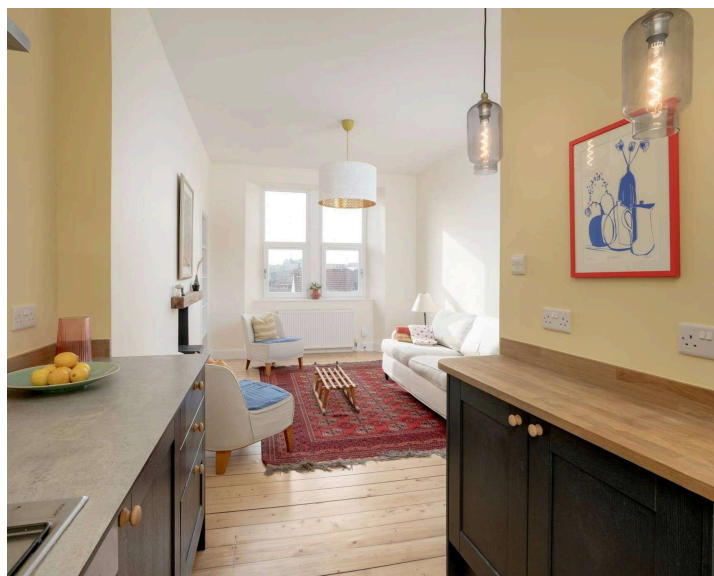
With wonderful views over Portobello beach and the sea, this stylish third floor flat forms part of a traditional tenement.

The property lies within a stone's through from the Portobello Promenade which leads to a variety of local amenities.

The interior is bright and generously proportioned and has been tastefully presented throughout with some charming features including a log burner in the sitting/dining room, stripped and varnished floorboards and natural wood finishes.

⊕ Extras

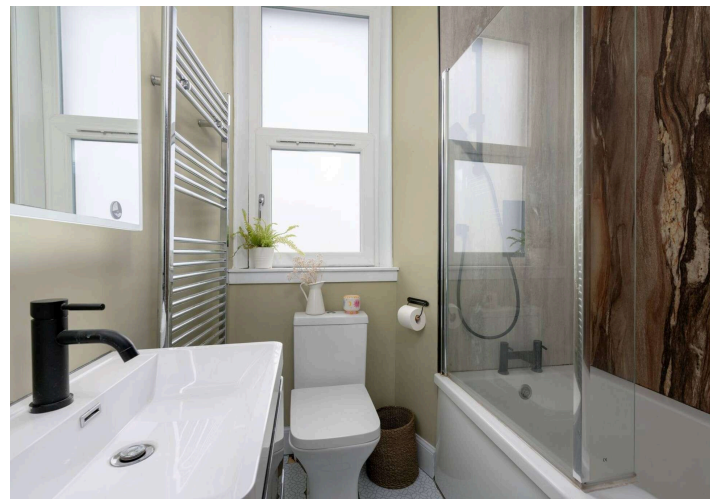
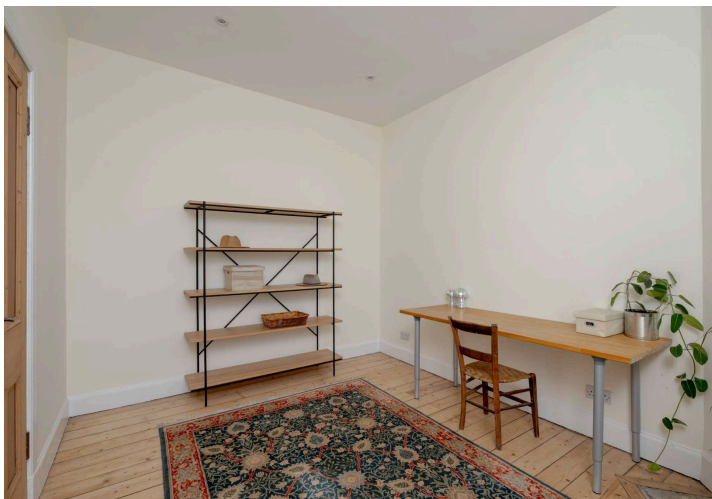
All fitted floor coverings, light fittings, hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale price.





📍 Location

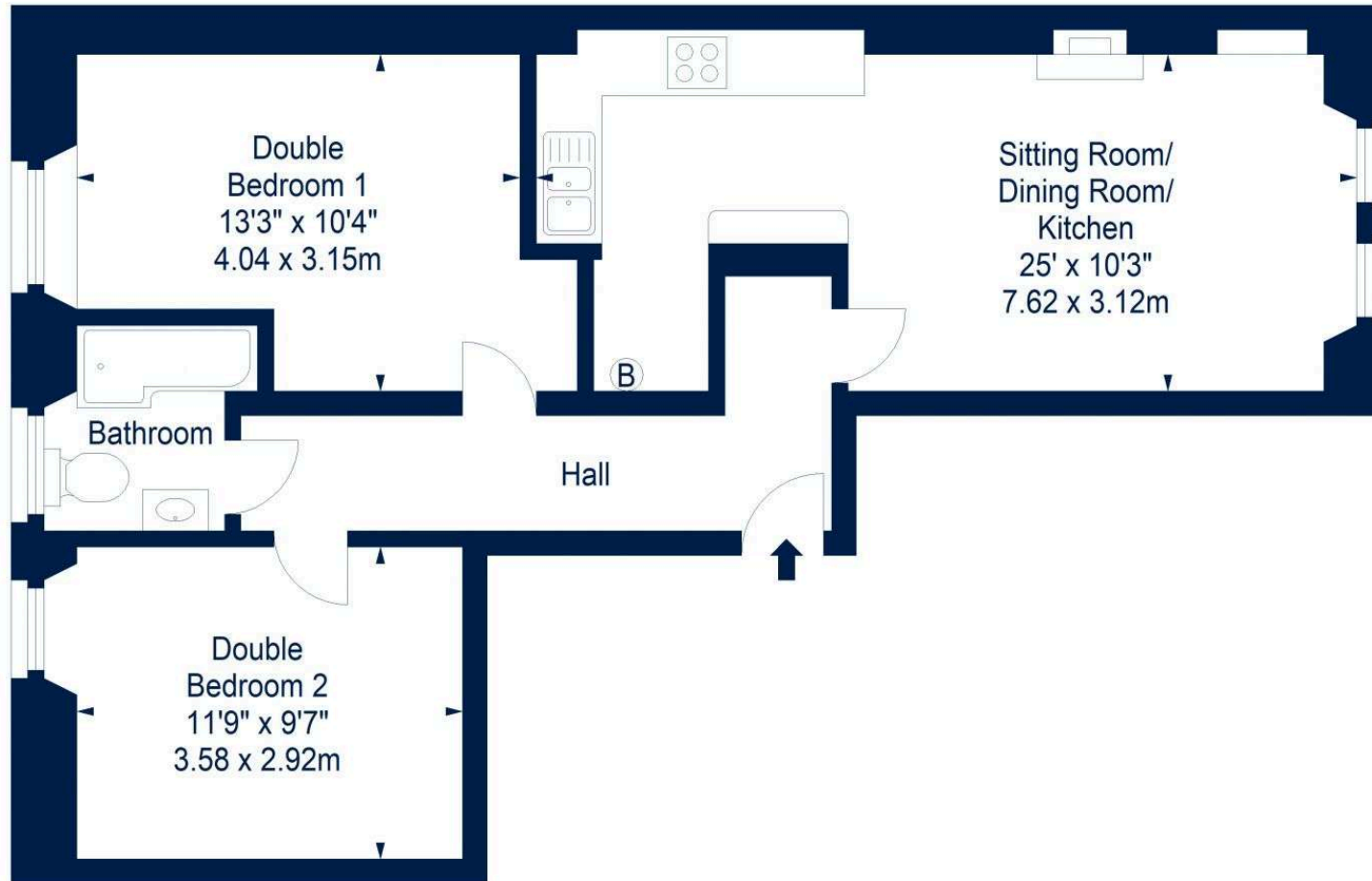
The charming seaside district of Portobello is a highly sought-after area of Edinburgh with its Promenade and long sandy beach. The open spaces of Rosefield Park, Figgate Burn and Portobello Golf Course are situated in the immediate vicinity. There are excellent and varied shopping facilities and amenities immediately to hand on Portobello High Street, which cater for everyday needs. There are also two major supermarkets within a short drive, as well as additional shopping, restaurants and a cinema at Fort Kinnaird. Several major bus routes pass nearby giving easy access into Edinburgh City Centre and this location is particularly convenient for access on to the City Bypass. Excellent schooling is represented in both the state and private sector.





Floor Plan

50 Flat 9 Kings Road, Edinburgh, Midlothian, EH15 1DX



Third Floor



Flat - Approx. Gross Internal Area - 637 Sq Ft - 59.18 Sq M

For identification only. Not to scale. © SquareFoot 2026





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