

COULTERS ©

8/1 BRIDGE STREET LANE

PORTOBELLO, EDINBURGH, EH15 1BZ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This charming one-bedroom upper flat enjoys an enviable position just moments from Portobello Beach, the bustling promenade and the excellent selection of cafés, restaurants and independent shops along the High Street. Offering bright, well-proportioned accommodation, the property presents an ideal opportunity for first-time buyers, investors or those seeking a well-located coastal home.

KEY FEATURES



A charming upper flat in the heart of Portobello.



One double bedroom.



Large private garage below property.



Within a short stroll off Portobello Promenade.



Moments from fantastic independent amenities.



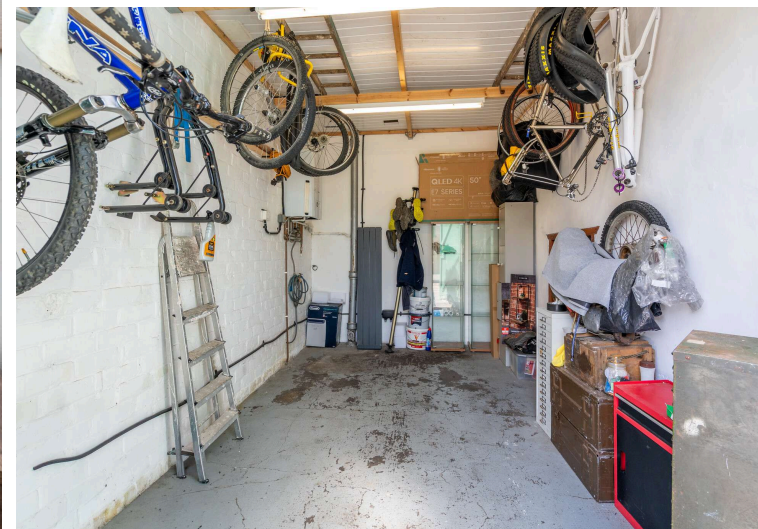
Fantastic opportunity for first time buyers and investors.



EPC Rating - D



Council Tax Band - A



The accommodation comprises a welcoming entrance hall leading to an open plan sitting room and fitted kitchen, creating a comfortable and sociable living space. The double bedroom provides excellent accommodation, while the contemporary shower room is fitted with a mains-operated shower.

A particularly valuable feature of the property is the private garage, located beneath the flat and benefiting from both electricity and water supply, providing excellent storage, secure parking or workshop potential.

Further benefits include gas central heating, double glazing and a superb location within easy walking distance of Portobello's outstanding amenities.



THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 4 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 blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £165,000



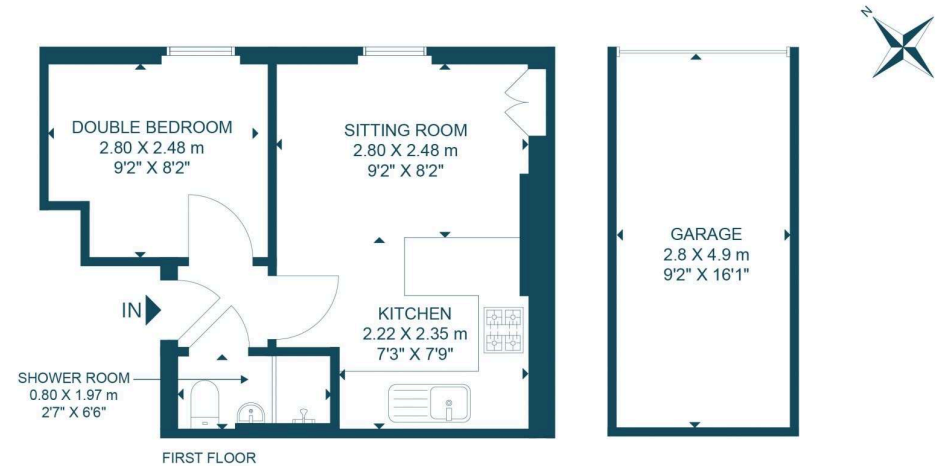
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



FIRST FLOOR

8 - 1 BRIDGE STREET LANE, PORTOBELLO, EDINBURGH, EH15 1BZ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 269 SQ FT / 25 SQ M

GARAGE 151 SQ FT / 14 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing

www.nest-marketing.co.uk

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.