



PARIS STEELE

21/6 Bridge Street

PORTOBELLO, EDINBURGH, EH15 1DB

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Enviably positioned on Portobello's scenic promenade, this rarely available one-bedroom contemporary apartment enjoys stunning views across the beach and Firth of Forth. Complete with a private balcony and secure underground parking, this is a property that demands to be viewed.

Situated on the second floor of a well-established development, the apartment opens into a stylishly presented hallway with built-in storage. This leads through to a bright and spacious open-plan living, dining and kitchen area, designed to maximise space and natural light.

The living/dining space opens directly onto a private balcony, offering panoramic views and the perfect setting for dining, entertaining or simply relaxing while enjoying the outlook. The sleek, contemporary kitchen features a streamlined one-wall design with white gloss wall and floor units, an acrylic splashback, complementary worktops and an integrated oven, hob and extractor hood.

Continuing the elegant décor of the hallway, handsome wooden flooring adds warmth and sophistication, while the overall finish creates a light and airy ambience.





The generously proportioned, south-facing double bedroom is wonderfully bright and benefits from built-in mirrored wardrobes and plush carpeting. Completing the accommodation is a well-appointed en-suite shower room, featuring a hidden cistern WC and a washbasin built into vanity.

Externally, residents have access to landscaped grounds, together with the significant benefit of secure underground parking, with an allocated parking space. The property benefits from lift access.

Additional Information: The property is managed by Simply Factors. There are three separate charges: Factoring fee: approximately £118 per month, covering property management. Building maintenance: £44 per month (or £528 per year), covering all communal upkeep and maintenance. Common buildings insurance: £272 per year.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, integrated oven, induction hob, extractor fan, fridge-freezer and dishwasher will be included in the sale. Furniture can be included if desired.





PROPERTY FEATURES

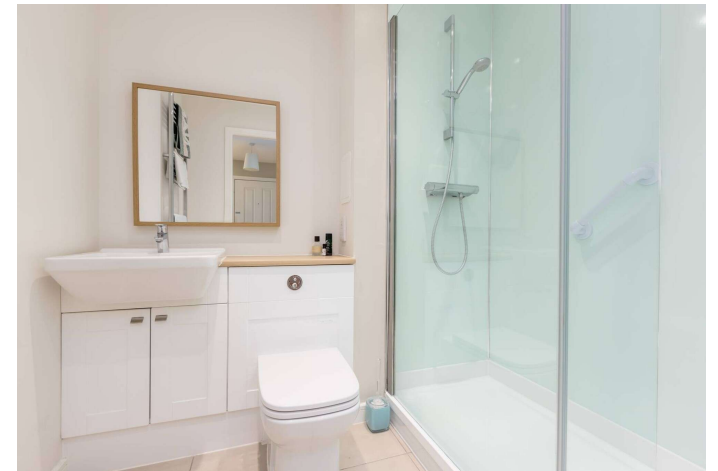
- ❑ One-bedroom, second-floor apartment
- ❑ Open plan living room and modern kitchen
- ❑ Spacious balcony, with views of the promenade
- ❑ South-facing double bedroom
- ❑ Sleek modern shower room
- ❑ Shared landscaped grounds
- ❑ Secure underground parking - allocated space
- ❑ Lift access
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - B
- ❑ Council tax band - D
- ❑ Tenure - Freehold
- ❑ Factor fees - *See additional information

PORTOBELLO

Lying to the east of Edinburgh city centre, Portobello is a highly desirable setting boasting an idyllic coastal location. There is an array of amenities including bars and restaurants, coffee shops, bistros, and independent retailers as well as an Aldi, Sainsbury's Local and Scotmid in close proximity.

A 24hour Asda and Fort Kinnaird Retail Park are a five-minute drive. A wide variety of leisure and retail amenities close by include the historic A-listed Victorian Portobello swimming pool and gym, Portobello Golf Course and of course the East Lothian countryside, beaches and world-renowned golf courses which are a short drive.

Well-regarded schooling is nearby including Towerbank Primary School and Portobello High School. Regular bus services take you from the High Street into the city centre in 25 minutes, and there is easy access to the A1 and City Bypass.





PARIS STEELE

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Let's Talk

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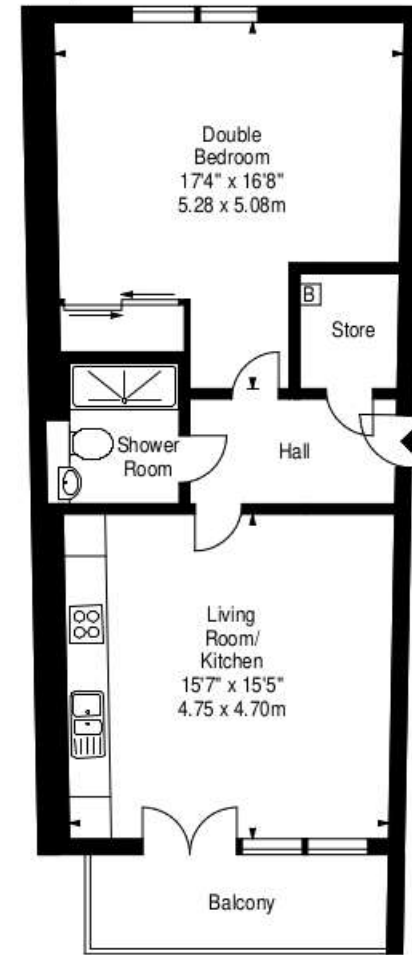
Bridge Street,
Edinburgh,
Midlothian, EH15 1DB



SquareFoot



Approx. Gross Internal Area
629 Sq Ft - 58.43 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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