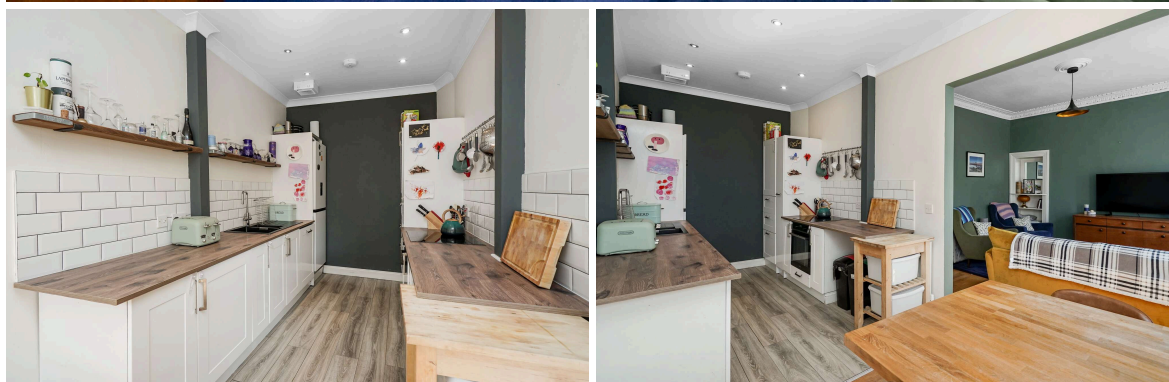




232/1 Portobello High Street
PORTOBELLO | EDINBURGH | EH15 2AU

warners
solicitors & estate agents



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Warners are delighted to offer to the market this exceptional Georgian double upper, which beautifully blends elegant period features with tasteful modern styling to create a truly distinctive coastal home. Early viewings is highly recommended.

Located in the highly sought-after Portobello area, the property is just moments from the vibrant promenade and sandy beach, with an excellent selection of independent cafes, bars and restaurants nearby. It also benefits from convenient transport links, offering easy access to the City Bypass and Edinburgh city centre.

Accessed via a striking circular stone staircase, the first floor accommodation comprises a bright and spacious south-facing sitting room with sash and case windows, ornate cornicing and a traditional Edinburgh press. This elegant living space flows into a generous open-plan kitchen and dining area, ideal for both everyday living and entertaining. Also on this level are two well-proportioned double bedrooms overlooking the rear garden, along with a modern family bathroom.

A light-filled staircase leads to the upper floor, where the impressive principal bedroom enjoys wonderful sea views. This level is further enhanced by a luxurious bathroom featuring a bath, double vanity and a large walk-in shower enclosure. Externally, the property benefits from a beautifully maintained secluded walled garden to the rear, complete with a patio seating area, mature trees and shrubs, and a shed with power. Free on-street parking is available in the surrounding area.

Additional features include gas central heating and partial double glazing. The property is also within the catchment area for the highly regarded Towerbank Primary School and the new Portobello High School.

- Prime Portobello location near beach, cafes and promenade
- Elegant Georgian double upper with period features
- Secluded rear walled garden
- Bright south-facing lounge with sash windows and cornicing
- Open-plan kitchen/dining space
- Principal bedroom with sea views and luxury bathroom

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 cafes, 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.

Council tax D, energy rating C
There is no factor fee associated with this property

Integrated kitchen appliances and blinds in bedroom and living space will be included in the sale of the property.



