



20/2 Bath Street,
PORTOBELLO | EDINBURGH | EH15 1HD


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Set within the ever-popular coastal area of Portobello, this well presented two bedroom first floor flat offers bright and spacious accommodation close to an excellent range of local amenities, transport links and the picturesque promenade and beach.

The accommodation comprises a welcoming entrance hallway leading to a spacious living room, providing an ideal setting for both relaxing and entertaining. The stylish kitchen is fitted with a range of floor and wall mounted units along with ample worktop space. The two well proportioned bedrooms offer flexible accommodation for professionals, first time buyers or those looking to downsize. The property is finished with a bathroom which consists of a three piece suite and an over the bath shower.

- Well presented first floor two bedroom flat
- Beautiful period features
- Sash and Case Windows
- Gas Central Heating
- Close to Portobello beach and promenade
- Excellent local amenities and transport links

Council Tax: D , Energy Rating: C
Communal stair cleaning. Approx. £14 per month

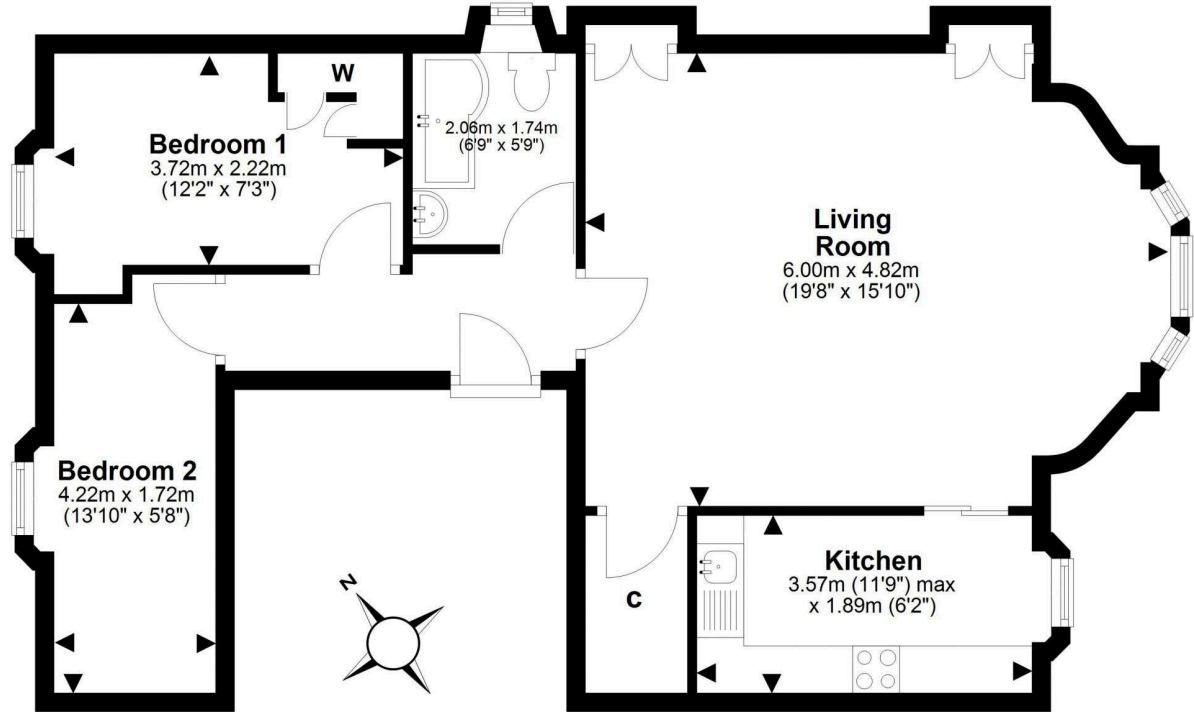
Extras: Fixtures and fittings, curtains, blinds, and integrated appliances including oven, hob, dishwasher, fridge freezer, and microwave.

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.





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.