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42/3 Portobello High Street,

Edinburghn, EH15 1DA



2



2



2



EPC

D



FREEHOLD



Description

An excellent opportunity has arisen to acquire this charming and beautifully presented 2-bedroom top in the heart of Portobello with stunning open views across the water and over to Arthurs Seat. The property is offered to market in excellent order throughout and is in true move in condition, boasting picturesque open views across the water and over to Arthurs Seat. This property will make a superb home for a small family, young professional couple or perhaps someone who is looking to downsize from a larger family home looking to stay in this highly sought after location. The accommodation briefly comprises a welcoming entrance stair, hallway, living room with outstanding uninterrupted sea views, a large kitchen diner fitted with an abundance of quality base and wall mounted units, two double bedrooms and a contemporary shower room. The property further benefits from gas central heating, double glazing and good storage facilities. Viewing is highly recommended to full appreciate the size, standard and quality of accommodation on offer.

Location

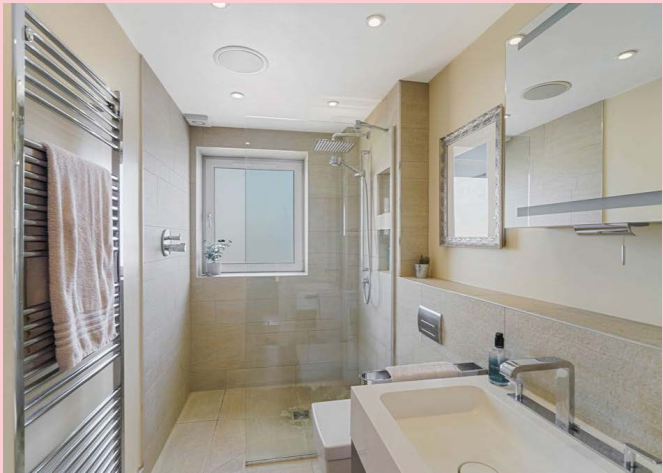
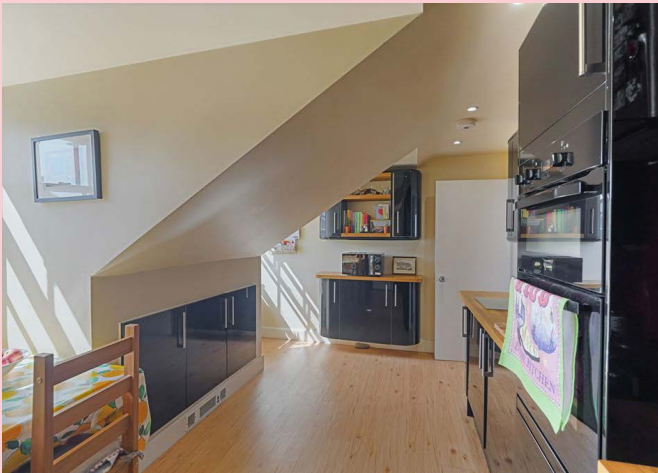
Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, young professionals and retirees. The beautiful beach provides a great place for residents to walk, cycle or enjoy water sports and the promenade features a variety of cafes and restaurants. 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. The area also offers a number of recreational facilities, such as Portobello swimming pool and fitness centre, and several parks and green spaces. For families with children, Portobello boasts several good schools, including some highly-rated primary schools. The area has a strong sense of community, with various events and activities throughout the year. Overall, Portobello offers a fantastic quality of life, with a beautiful seaside location, excellent amenities and good transport links to the city centre. It's known for its friendly community, making it a popular choice for those seeking a quieter, more relaxed way of life while staying close to all that Edinburgh has to offer.

Extras

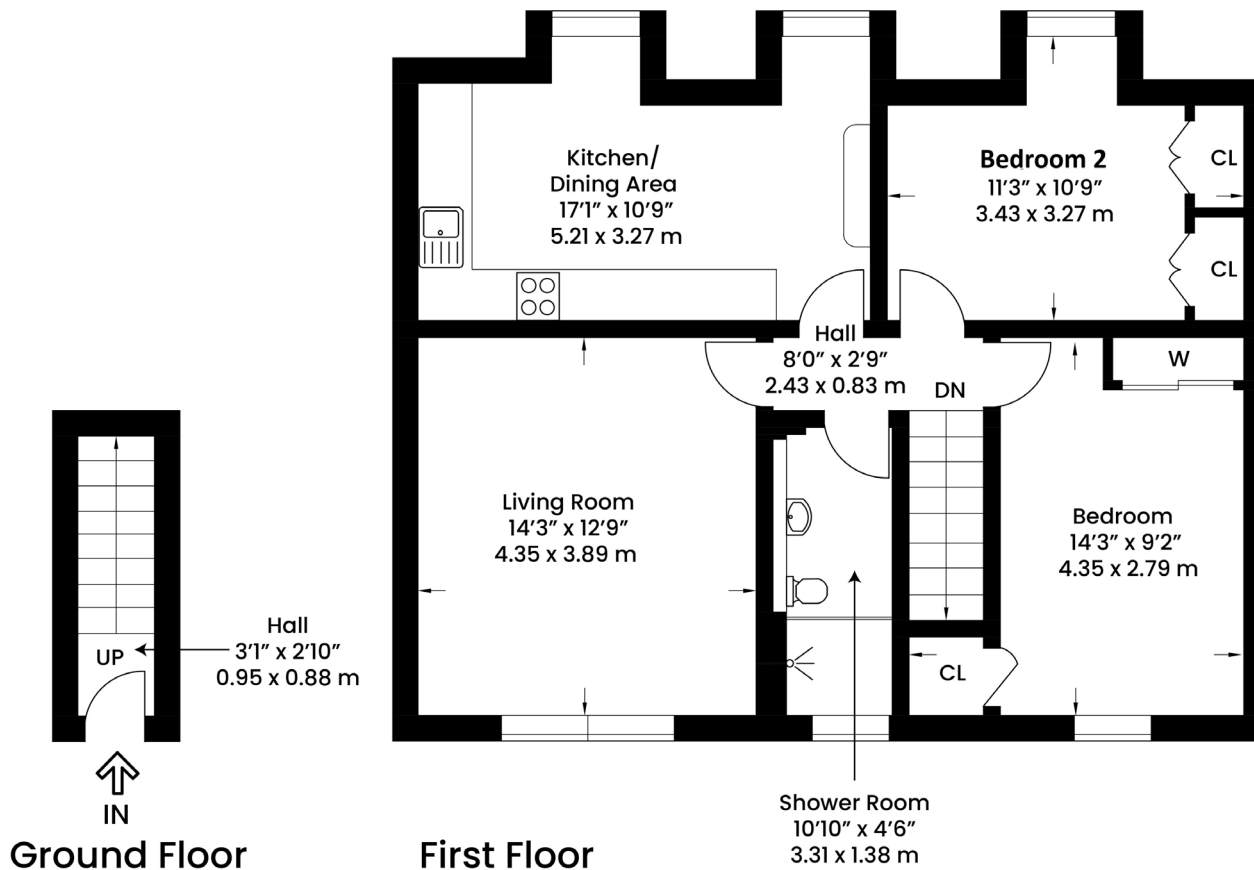
All fitted floor coverings – client to list anything else that is to be included. It should be noted that no warranties or guarantees will be given for systems (this wording is optional, client to confirm).

Features

- Entrance stair
- Hall
- Living room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Outstanding views
- EPC rating - D
- Council Tax Band – B
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.