



Offers Over

**£320,000**

## 5 2F1 Straiton Place

Portobello | Edinburgh | EH15 2BA

Set on a quiet street in the heart of Portobello, just seconds from the sea, this spacious second-floor apartment enjoys an enviable location close to excellent local amenities, vast open green spaces, and convenient transport links. Boasting panoramic sea views and views of the Pentlands, period features, recently refreshed décor, double-glazed sash and case windows, and gas central heating, this property represents an ideal opportunity to purchase in one of Edinburgh's most sought-after areas.

 2 Bedrooms

Box Room

 1 Public Room

 1 Bathroom

 On Street Parking

 Front and Rear Gardens

 EPC Rating – C

 Council Tax Band - B



## Description

The accommodation is accessed via a welcoming entrance hallway, which provides a practical introduction to the home. A generous box room is positioned off the hallway, offering versatile storage or home office space. The lounge is a bright and inviting south-facing room, featuring a bay window with panoramic views, detailed cornicing, and a charming real stove, providing a striking focal point and a sense of character throughout. The contemporary kitchen has been thoughtfully designed, with attractive units, tiled splash areas, and a recessed ceramic Belfast sink, creating a functional and stylish space for cooking and dining. There are two well-proportioned double bedrooms. The principal bedroom is located to the rear of the property, finished in neutral décor with carpet flooring and ample space for free-standing furniture. This room also benefits from an inviting view over Portobello beach and the Firth of Forth. The second bedroom is a spacious double with an open southerly aspect, offering a bright and flexible space for a variety of uses. The apartment is completed by a stylish bathroom, which features a contemporary three-piece suite with a shower over the bath, providing both practicality and comfort.

This property combines classic period charm with modern updates and enjoys an unbeatable location near the beach, shops, parks, and transport links, making it an exceptional opportunity for a range of buyers.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Parking is available on street to the front of the property, with residents also benefiting from access to a well-maintained communal garden area. One of the property's standout features is its exceptional location, with Portobello Beach situated just a 30-second walk from the front door, offering easy access to the promenade, local cafés, and coastal walks.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

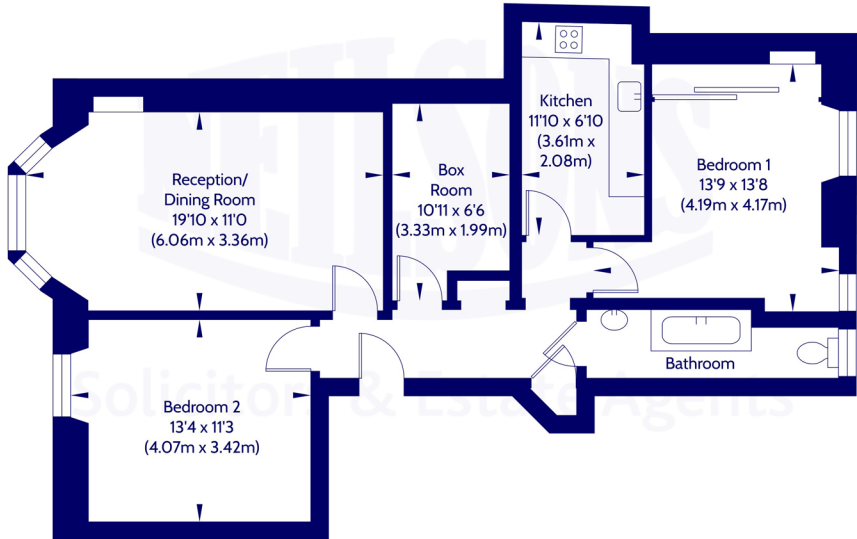
The property is located in the beautiful Portobello district of Edinburgh, with its famous beach and promenade on the doorstep. The high street offers a good choice of specialist shops, cafes and bars and there is a large Aldi and Sainsbury's Local within close proximity. There are an abundance of leisure facilities in the area including Portobello Leisure Centre with swimming pool, Portobello and Musselburgh Golf Courses, Portobello Sailing, Kayaking and Rowing Club, Joppa tennis courts along with an excellent selection of bars and restaurant and of course beautiful promenade walks along the waterfront. Regular bus services including express services operate to and from the City Centre and surrounding areas and the city bypass is within easy reach, linking the main Scottish motorway network system.





Approx. Gross Internal Floor Area 75 Sq M / 811 Sq Ft.

## 2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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