



256/1 Portobello High Street
PORTOBELLO | EDINBURGH | EH15 2AT

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Set to the rear of a traditional charming building in the heart of seaside Portobello, moments from the beach, promenade and excellent artisan cafes, bars and restaurants is this stylish basement apartment. Boasting direct access to a delightful communal garden this property is offered to the market in true move-in condition.

The accommodation comprises a welcoming entrance hallway, a bright open plan lounge/kitchen with a contemporary kitchen section and garden access, a well-proportioned double bedroom and the flat is completed by a stylish shower room. Externally the fully enclosed communal garden has colourful plants, trees and shrubs with a secluded seating area.

- Heart of Portobello location - close to the beach
- Charming tenement
- Move-in condition
- Welcoming hallway
- Bright open plan lounge/kitchen
- Large double bedroom
- Stylish shower room
- Well-kept communal garden

Energy Rating E, Council Tax G

All fixtures, fittings and kitchen appliances are included in the sale.

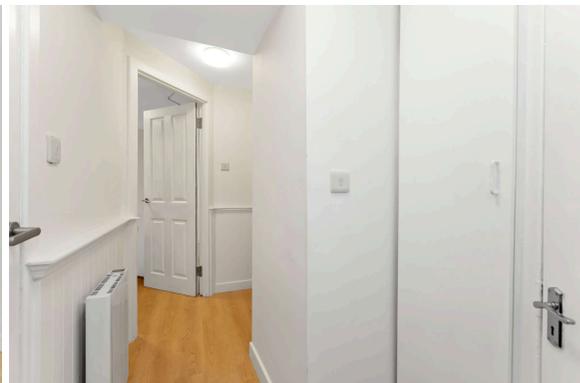
The portable gas fire place is not included.

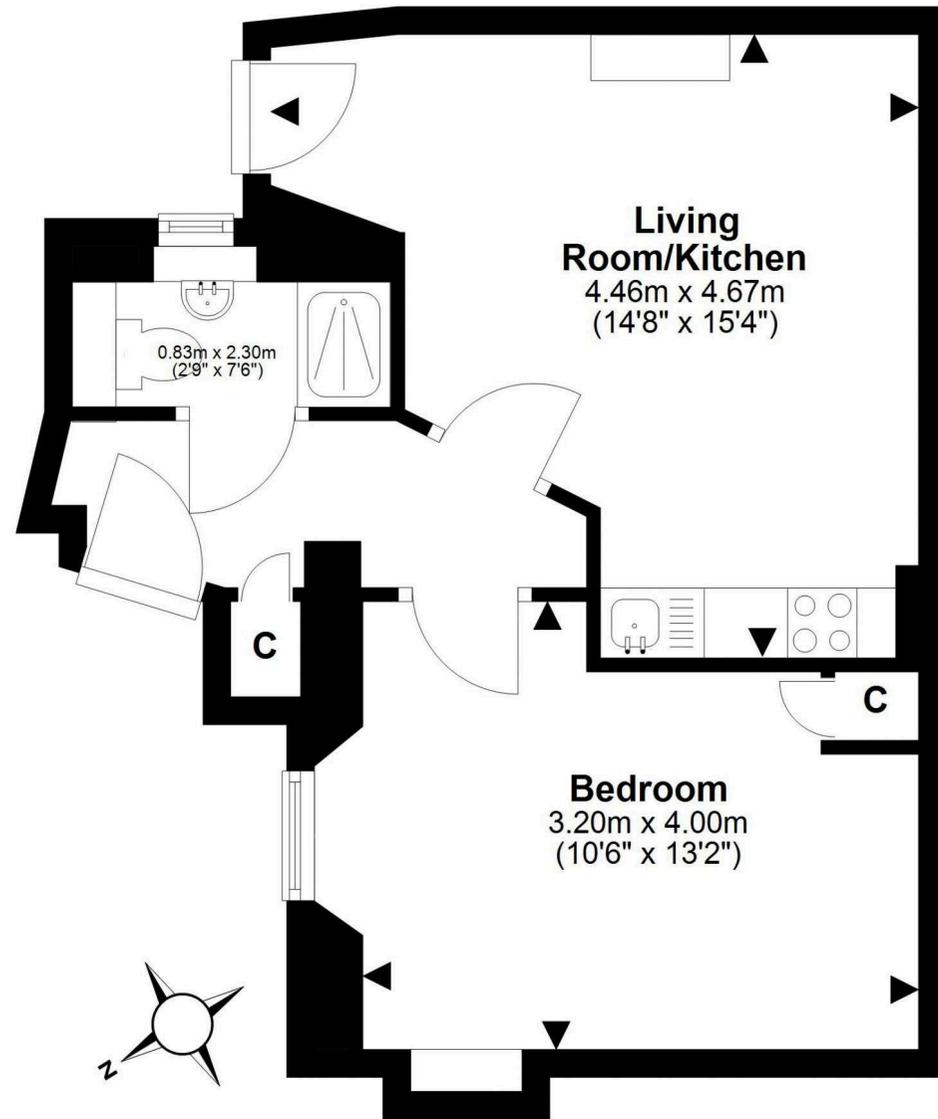


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the city centre, 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.