



Flat 4, 8 Barrie Terrace  
PORTOBELLO | EDINBURGH | EH15 1BU

  
**warners**  
solicitors & estate agents



## Flat 4, 8 Barnie Terrace

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Warners are delighted to bring to the market this immaculate and beautifully presented two-bedroom first-floor apartment, forming part of a peaceful and modern residential development in the heart of highly sought-after Portobello.

Built circa 2020, this exclusive development offers contemporary luxury living just moments from the stunning Portobello beach and promenade, perfectly combining stylish interiors with an enviable coastal location

Presented in true move-in condition, the accommodation briefly comprises a welcoming entrance hallway leading into a bright and spacious open-plan living area, thoughtfully designed with dedicated spaces for relaxing and dining. The contemporary kitchen is beautifully appointed with an excellent range of base and wall-mounted units, offering both style and practicality.

The generous principal bedroom provides a peaceful retreat and benefits from fitted wardrobes together with a luxurious en-suite shower room. A further well-proportioned double bedroom offers flexible accommodation, while the stylish family bathroom is fitted with a modern three-piece suite and shower over bath.

Further benefits include gas central heating, double glazing, excellent storage throughout, a secure entry phone system, beautifully maintained communal grounds, and residents' parking.

Offering exceptional quality, space, and finish throughout, early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

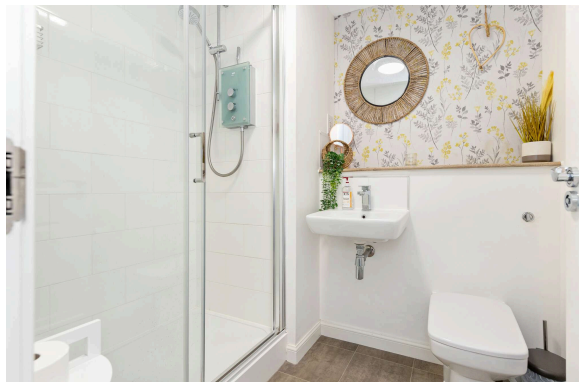
- Prime Portobello location, steps from the beach
- Exclusive modern development (circa 2020)
- Immaculate move-in condition
- Spacious open-plan living/kitchen
- Principal bedroom with en-suite
- Residents' parking & secure entry system

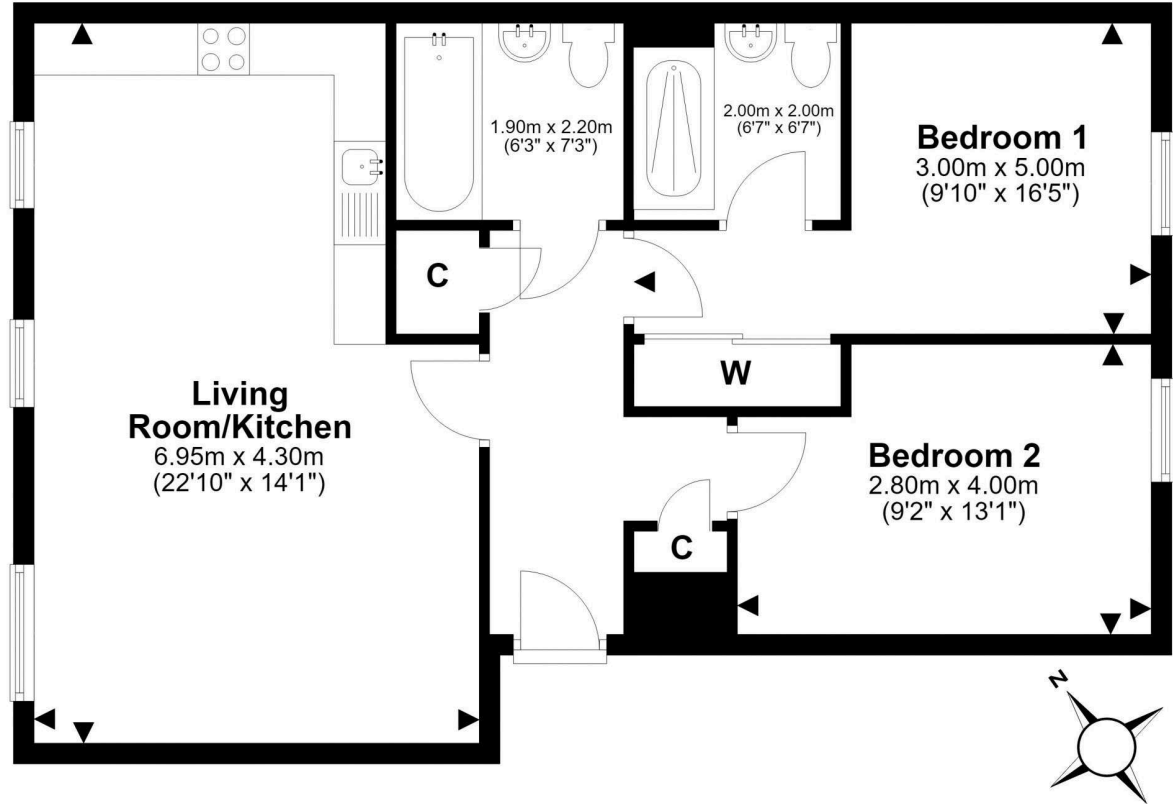
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Council Tax band D, EPC rating B  
Factor: Ross & Liddle, approximately £90 p/m which includes buildings insurance and maintenance of communal areas.  
Extras to include: Washing machine, fridge freezer, oven and hob, dishwasher. Curtains and fittings.

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.