



**BF2 10A Kings Road**  
**EDINBURGH, EH15 1EA**

**A**



# *"BF2 10A Kings Road is a fabulously bright and spacious, lower ground floor, one-bedroom flat"*

- HALLWAY
- SITTING ROOM/KITCHEN
- BEDROOM ONE (DOUBLE)
- BOX ROOM
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





### LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.



### DESCRIPTION

BF2 10A Kings Road is a fabulously bright and spacious, lower ground floor, one-bedroom, traditional tenement flat. It has a fantastic location in the sought after Portobello area of Edinburgh, a stone's throw from the sea front and close to excellent shops, cafes, amenities, transport links, as well as Portobello beach and promenade.

The accommodation comprises: hallway; sitting/kitchen. The kitchen area has been nicely designed with fitted units with cupboard off; good sized double bedroom; boxroom and bathroom.

Further benefits include: a well-kept communal garden and to the front a courtyard patio, electric heating, double glazing and on street parking.

### EPC RATING

The energy efficiency rating for this property is band F

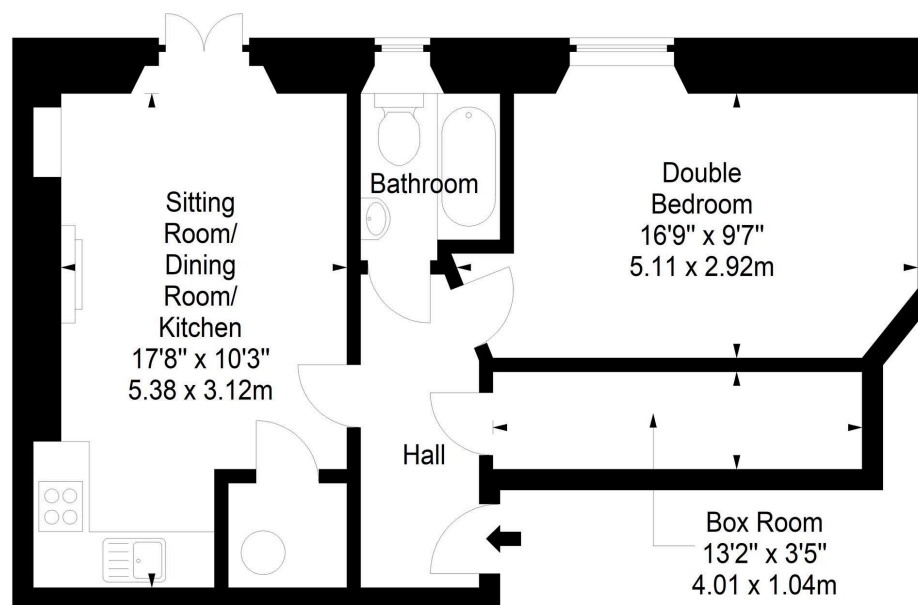
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Kings Road,  
Edinburgh,  
Midlothian, EH15 1EA



Approx. Gross Internal Area  
496 Sq Ft - 46.08 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Lower Ground Floor

266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk



**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565



**ANNAN**  
SOLICITORS & ESTATE AGENTS