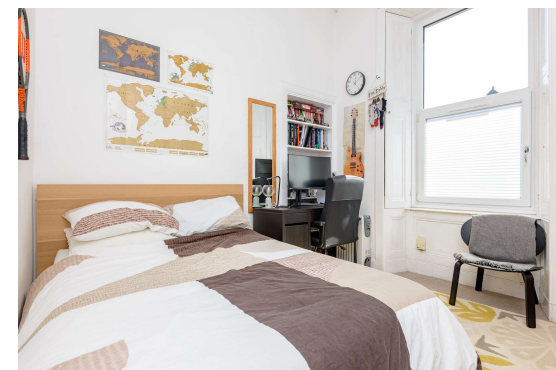




3/2 Ramsay Place
Portobello, EH15 1JA

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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.

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.

DESCRIPTION

3/2 Ramsay Place is an immaculately presented ground floor apartment set on a quiet street in the heart of Portobello. Surrounded by excellent local amenities, quick transport links and pleasant walks this property would make an ideal first time buy or buy to let investment.

The accommodation comprises welcoming entrance hallway, bright sitting/dining room with contemporary kitchen off; spacious double bedroom; double bedroom two and the flat is completed by a stylish bathroom with shower over the bath.

Further benefits include double glazing, gas central heating, well-kept communal garden and free on street parking and early viewing is essential to fully appreciate the elegant interiors and tranquil, yet well-connected location.

EPC RATING

The energy efficiency rating for this property is band D

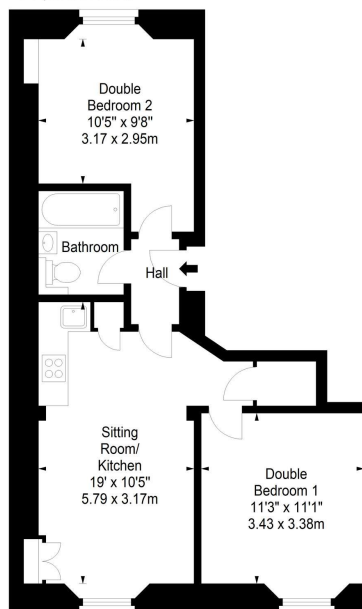
COUNCIL TAX

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

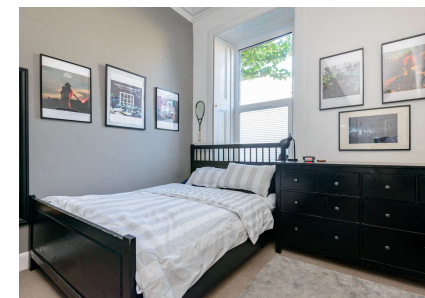
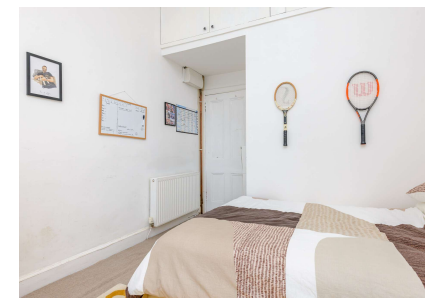
Ramsay Place,
Edinburgh,
Midlothian, EH15 1JA



Approx. Gross Internal Area
562 Sq Ft - 52.21 Sq M
For identification only. Not to scale.
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Ground Floor



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