



# 28 KING'S ROAD

Portobello, Edinburgh, EH15 1DZ



1

Public Room



1

Bedroom



1

Bathroom



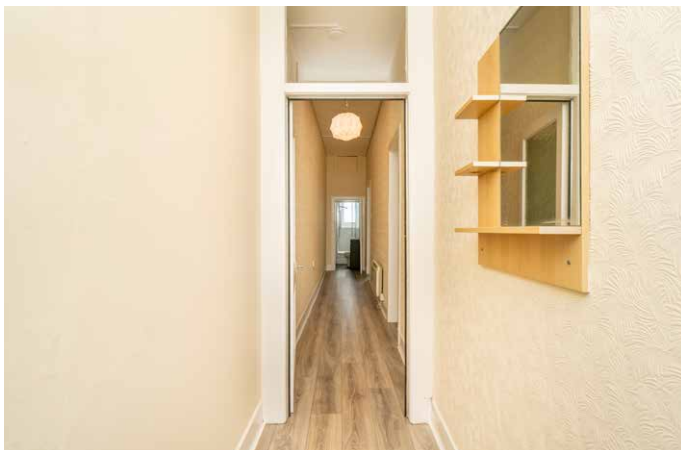
## 28 KING'S ROAD

Forming part of a traditional tenement building, this main-door ground-floor flat is a one-bedroom home that offers bright and spacious rooms finished in neutral tones. It boasts a well-proportioned living/dining room with a handsome feature fireplace and a suntrap, south-facing aspect, a well-appointed kitchen, and a shower room with a three-piece suite. In addition, it further benefits from a large communal garden with a generous lawn and patio for enjoying the summer months.

The property has a prime location in much sought-after Portobello being just a minutes' walk from the long golden sands of Portobello Beach. There are excellent amenities nearby, including supermarkets, cafes, bars, and eateries. Furthermore, regular bus links are also close by, along with the city bypass for easy travel around Edinburgh. The city centre can be reached in as little as 15 minutes by car as well. It is a superb location for city professionals, as well as couples and first-time buyers alike.







**F**  
EPC  
RATING

**B**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Main door flat
- Close to the beach in Portobello
- Neutral interiors and period details
- Private main-door entrance
- Welcoming vestibule and hall
- South-facing living/dining room
- Attractive fitted kitchen
- Double bedroom with built-in storage
- Three-piece shower room
- Large, fully-enclosed communal garden
- Unrestricted on-street parking

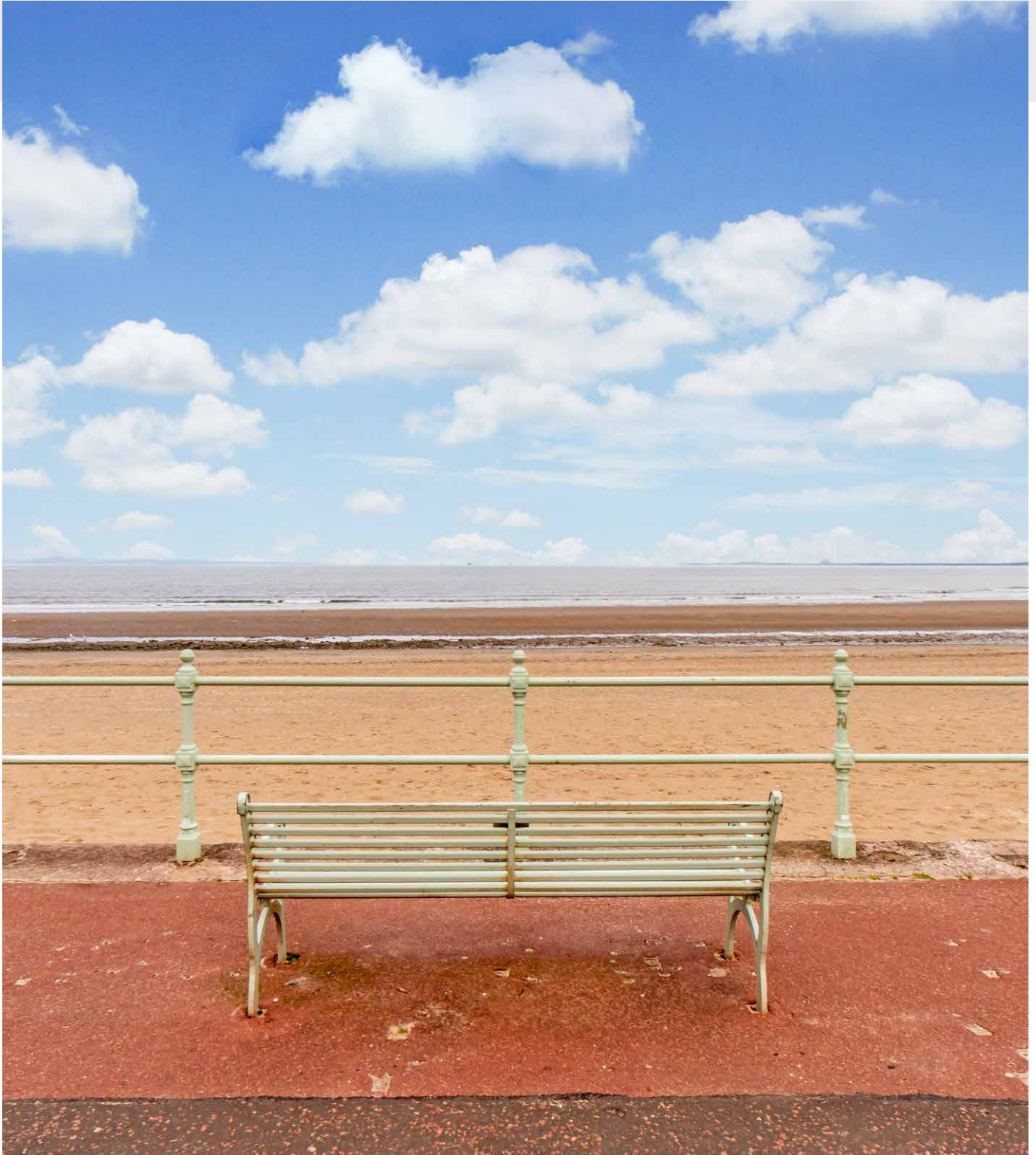






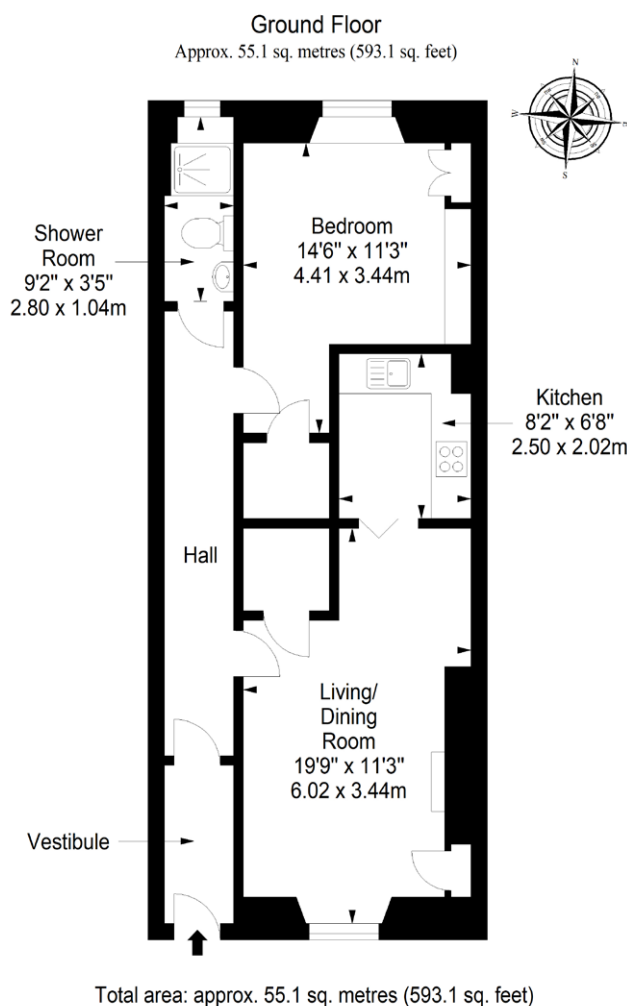
Extras: integrated kitchen appliances (oven and ceramic hob) to be included.

Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



# PORTOBELLO, EDINBURGH

Located approximately three miles northeast of the city centre, the desirable suburb of Portobello enjoys the best of both worlds: a quaint seaside ambience with the perks of city life right on its doorstep. Set beside a long sandy beach and promenade, within sight of Arthurs Seat and within minutes of the picturesque East Lothian countryside, it is easy to understand why this is one of the capitals most popular postcodes! The area is served by a fantastic range of local services and amenities, with more extensive shopping facilities available in Musselburgh or Fort Kinnaird just a short drive away. Or for a more local, traditional shopping experience, the bustling High Street is lined with a charming array of shops, including cafés, restaurants, galleries, independent retailers, bakers, butchers, and greengrocers. For sport and fitness enthusiasts, Portobello Swim Centre boasts swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only public authentic Turkish Baths. Portobello offers a superb choice of schools in both the public and private sector. The area is extremely popular with commuters owing to its excellent public transport links into the city centre, as well as its proximity to Edinburgh City Bypass and the A1.



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