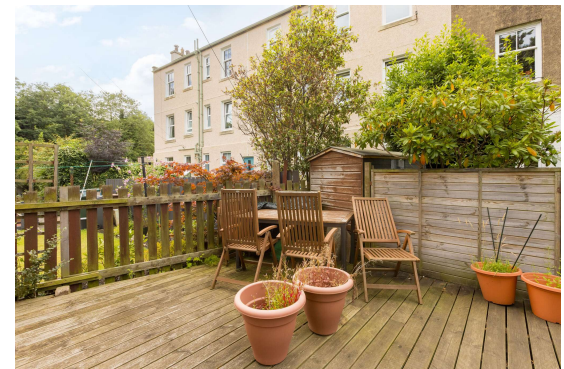




24/2 Windsor Place
Edinburgh, EH15 2AE

A

"24/2 Windsor Place is an immaculately presented two bedroom first floor flat set in a traditional tenement"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- SITTING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- ON STREET PARKING





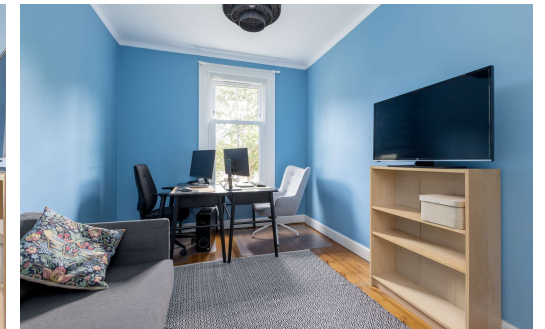
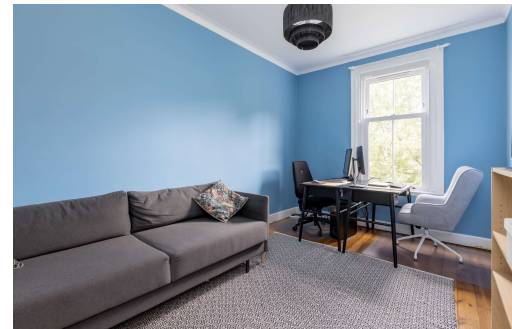
LOCATION

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 D, however, please check with the local authority.



DESCRIPTION

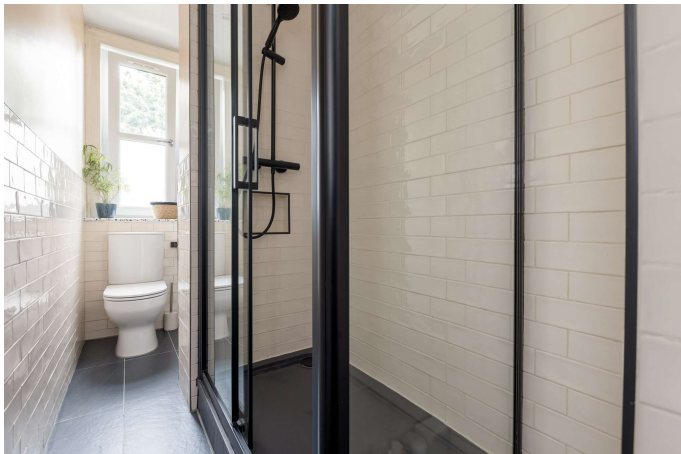
24/2 Windsor Place is an immaculately presented two bedroom first floor flat, forming part of the distinctive red brick tenement dating back to the 1930's and in move-in condition. Entered through a shared stairwell, the accommodation comprises: welcoming entrance hall with two storage cupboard off and shelved recess; well proportioned sitting room with impressive bay window, feature fireplace and shelved recess; dining room with shelved recess; modern, well equipped kitchen; double bedroom one with cupboard off; double bedroom two and contemporary shower room. Further benefits include: gas central heating; private rear garden with decking and lawn section; cellar providing additional storage; unrestricted street parking; excellent local amenities; easy walking distance to Portobello High Street, Beach & Promenade and great transport links.

EPC RATING

The energy efficiency rating for this property is band C.

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.



Windsor Place,
Edinburgh,
Midlothian, EH15 2AE



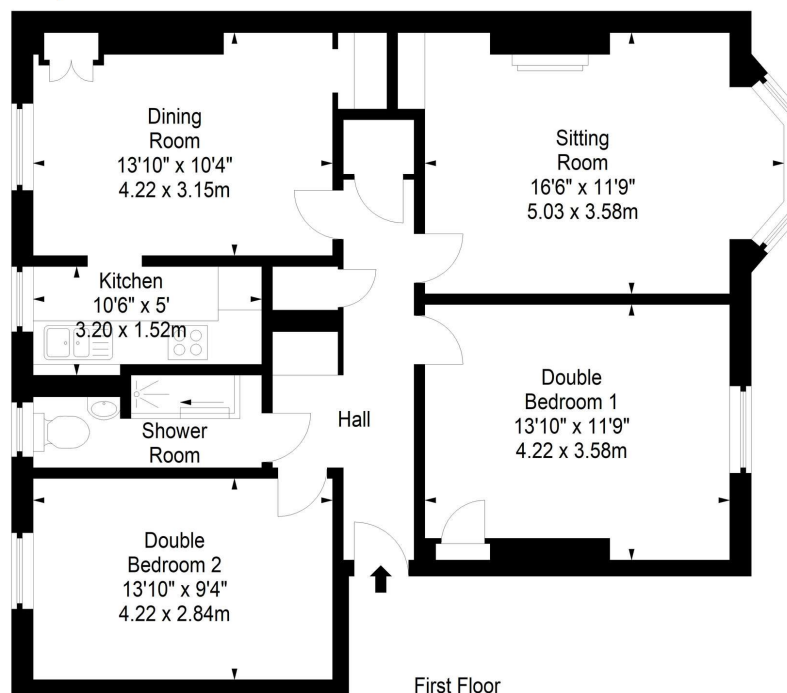
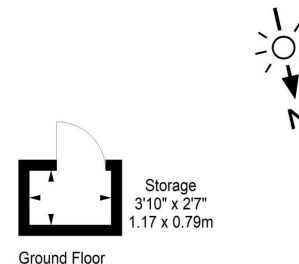
Approx. Gross Internal Area
867 Sq Ft - 80.54 Sq M

Storage

Approx. Gross Internal Area
9 Sq Ft - 0.84 Sq M

For identification only. Not to scale.

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