



7/7 Mentone Avenue
PORTOBELLO | EDINBURGH | EH15 1HZ


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Nestled in the heart of fashionable Portobello, seconds walk from the beach, promenade and excellent amenities is this immaculately presented and fully renovated third floor apartment. Boasting wonderful sea views, a new kitchen, stylish interiors, a well-kept communal garden, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright lounge with feature fireplace, a luxury new dining kitchen with contemporary units, generous dining space and an ample larder cupboard, two well-proportioned double bedrooms and the flat is completed by a stylish shower room.

- Traditional tenement in the heart of Portobello
- Sea views
- Seconds walk from the beach
- Welcoming hallway with ample storage
- Bright lounge with feature fireplace
- New kitchen with generous dining space
- Two large double bedrooms
- Exquisite shower room
- Well-kept communal garden
- Gas central heating
- Double glazing

Energy rating C, Council tax band D. There is no factor associated with this property.

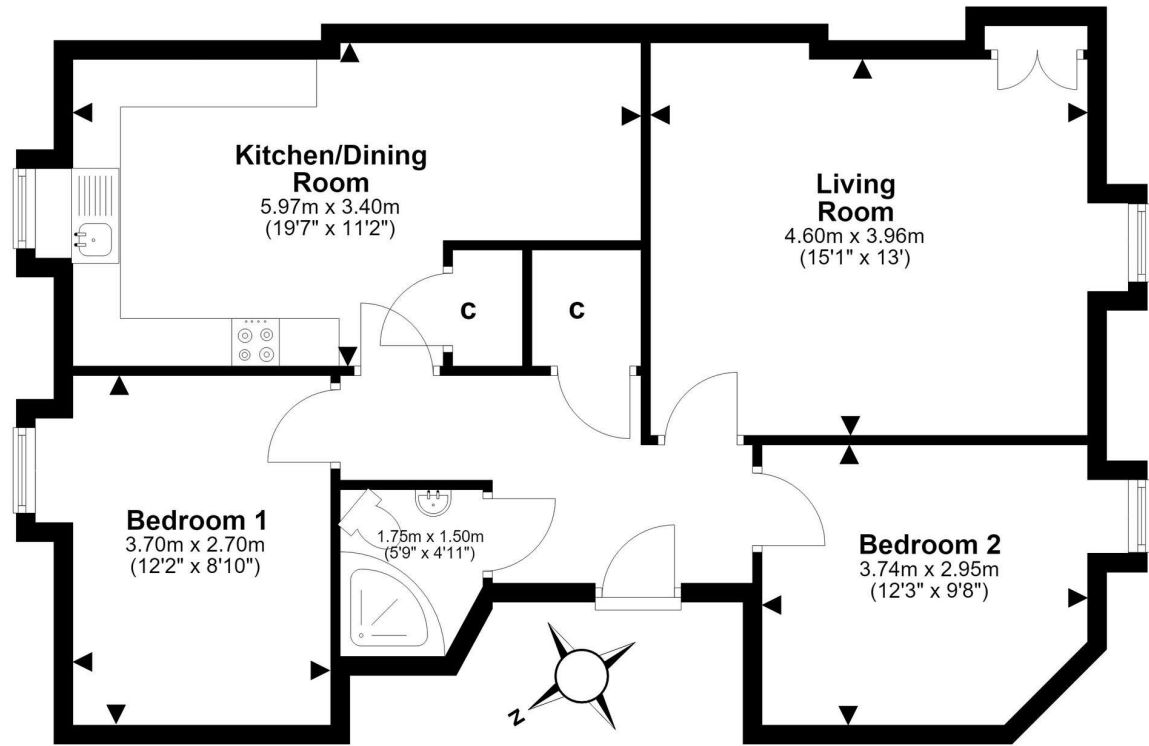
Extras included in this sale will be light fittings, blinds, curtains, wardrobe in bedroom 2, fridge, washing machine and dishwasher

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located within the highly sought-after Portobello conservation area which lies to the east of Edinburgh city centre. The property is situated in a quiet residential street, yet is still well positioned to take advantage of a superb range of shopping outlets at Portobello High Street, just a few minutes walk away. Leisure facilities on offer are first class and include a choice of stylish bars and restaurants including the highly rated Beach House cafe. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as a sailing and kayaking club, an indoor child play area, 5-a-side football centre and two play parks. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach whilst good schooling is well represented from nursery to senior level.





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.