

COULTERS[©]

WELCOME TO:

PORTOBELLO HIGH ST.

30/4 Portobello High Street, Edinburgh, EH15 1DD



PORTOBELLO HIGH STREET AT A GLANCE:



Sought after coastal location



Two-bedroom traditional apartment



Focal gas Fireplace



Excellent links to city centre



Portobello beach nearby



Unrestricted street parking

EXTRAS:

Please note that some items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Located in the heart of Edinburgh's desirable Portobello, this top floor two-bedroom traditional tenement property will make an ideal home. It offers well-proportioned and bright accommodation with sea and High Street views, close to excellent retail and leisure amenities including the iconic Portobello beach and promenade. This is a superb opportunity for a first time buyer or investor.

- A welcoming entrance foyer and hall
- A spacious carpeted living room with bright corner aspect overlooking Portobello High Street. Features focal gas fireplace
- A functional kitchen with ample wall and floor storage, offers lovely sea views
- A carpeted and light principal double bedroom
- A further comfortable single bedroom
- A tiled family bathroom with three-piece suite
- Gas central heating
- Unrestricted street parking



LOCATION, LOCATION, LOCATION:

Lying three miles east of the city centre Portobello boasts miles of award-winning beach, seafront bars and restaurants, coffee shops, bistros, and independent retailers. With its ideal High Street location, this property enjoys a wealth of amenities on its doorstep including the popular Foresters Guild pub, Root Down greengrocers, Greek artisan bakery, newsagents, takeaways and much more.

Leisure opportunities can be found at the historic A-listed Victorian Portobello swimming pool and promenade, the nearby five-a-side football pitches, and

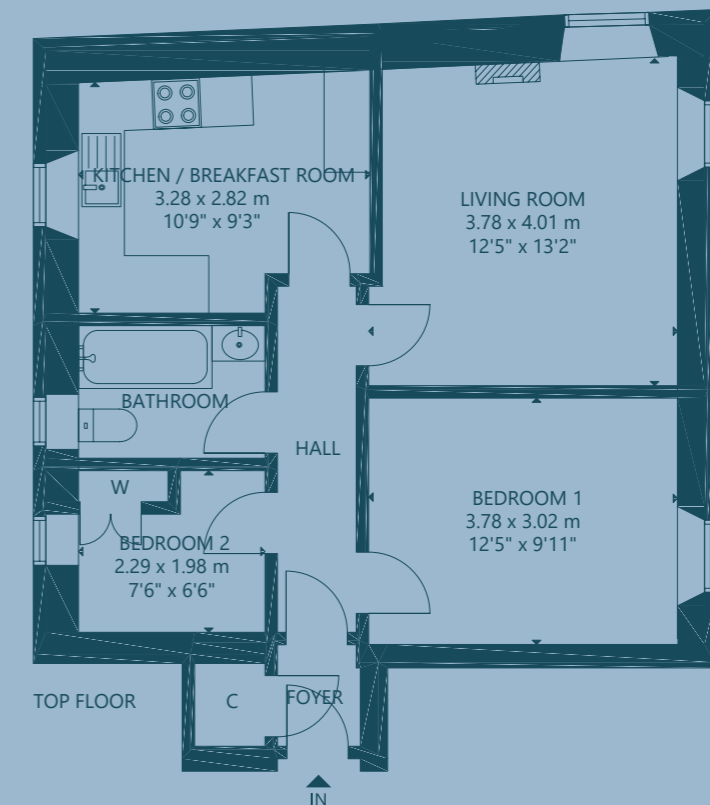
the many leafy parks including Figgate Park and Portobello Park sitting adjacent to the local golf course.

There is an Aldi and Sainsburys Local within walking distance, and a 24hr Asda is a five-minute car journey away.

Regular bus services take you from Portobello Town Hall into the city centre in 25 minutes, and there is easy access to the A1 and city bypass.



FLOOR PLAN:



30/4 Portobello High Street, Edinburgh, EH15 1DD

Approx. Gross Internal Area

600 Sq Ft - 56 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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