



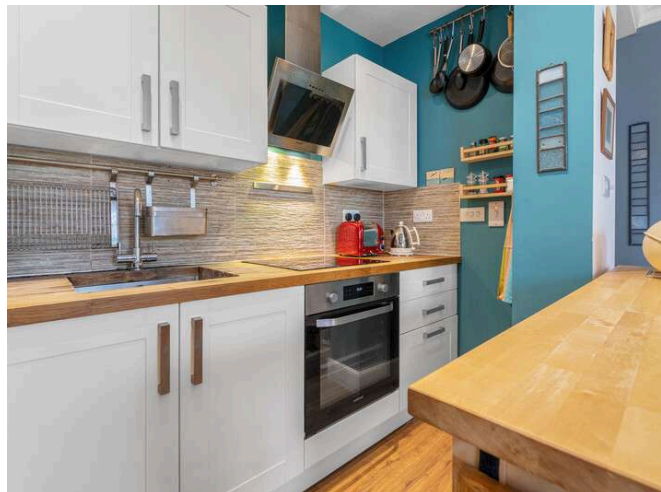
**3 Marlborough Street, Portobello**  
Edinburgh, EH15 2BD

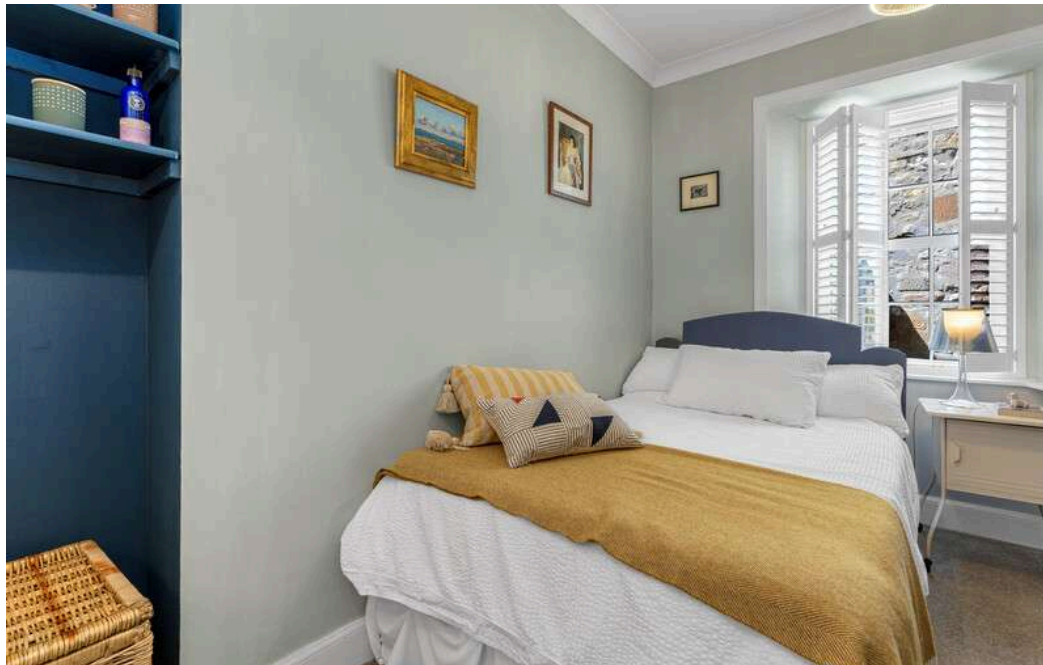




# "3 Marlborough Street is an immaculately presented rarely available ground floor main door flat which is in move-in condition"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVINGROOM/KITCHEN
- BEDROOM (DOUBLE)
- UTILITY ROOM
- SHOWER ROOM
- PERIOD FEATURES
- SASH & CASE WINDOWS
- ELECTRIC HEATING
- FRONT & REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





### 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.

Locally, there is a good range of Nurseries, St John's Primary, Duddingston Primary, Portobello High School & Holy Rood High School. At further education level are Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for by a Yoga & Pilates centre right on the doorstep, the Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs. Figgate Park and Pond are very nearby for a relaxing stroll. Likewise Portobello beach is a few minutes walk away.

### COUNCIL TAX

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



### DESCRIPTION

3 Marlborough Street is an immaculately presented rarely available ground floor main door flat which is in move-in condition and a few minutes' walk from the beach. This Georgian listed property has been redesigned and completely re-built from the original stone walled interior to a very high standard, while retaining much of its historic character. The accommodation comprises; entrance vestibule; living room/kitchen with wood-burning stove and classical corning; double bedroom; shower room; utility room with access to rear garden.

Further benefits include electric storage heating; sash and case windows; pulley in hallway; front garden; shared rear garden with external store; wood store; drying area and unrestricted street parking.

### EPC RATING

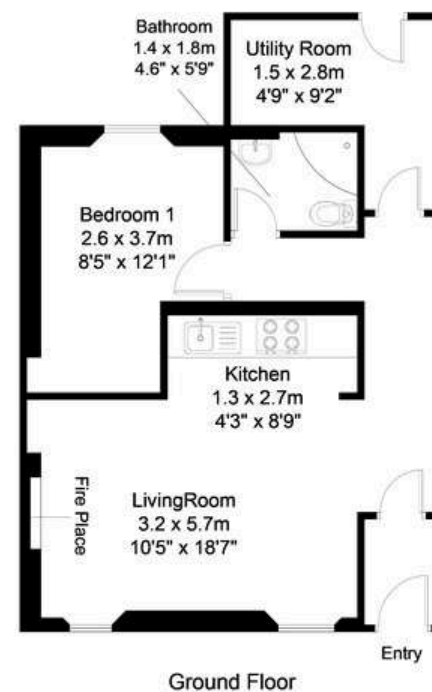
The energy efficiency rating for this property is band E.



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3 Marlborough Street, Edinburgh, EH15 2BD  
Approximate Gross Area  
302 sq m / 3251 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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