



**11 (1F2) Straiton Place,  
Portobello, EH15 2BA**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## BEAUTIFULLY PRESENTED

ONE BEDROOM, FIRST FLOOR FLAT



Beautifully presented, one bedroom, first floor, tenement flat with a fantastic location in the heart of Portobello, a stone's throw from the beach and the High Street, with its great range of independent shops, cafes and restaurants. This light and airy property has been very nicely decorated throughout in neutral tones, has original wooden floors and offers lovely period features. There is a communal entrance stair and the accommodation consists of a hallway with storage, a bright lounge, with an open fire, with attractive tiling and fire surround, original cornicing and a nice outlook. There is a good-sized dining kitchen with triple windows, filling the room with natural light, a range of fitted units, appliances and a cupboard houses the boiler. The double bedroom has a beautiful fireplace, with an open fire and there is a bathroom with a white suite. There is a communal garden to the rear, mainly laid to lawn, with planted borders and there is a path leading to the sea front from the side of the building.

Communal stair with entry phone

Hall

Lounge

Dining kitchen

Double bedroom

Bathroom

Period features

Gas central heating

Communal rear garden

On street parking





## PORTOBELLO

The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafés, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.



### Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine and fridge freezer are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

B

### Home Report Valuation

£245,000

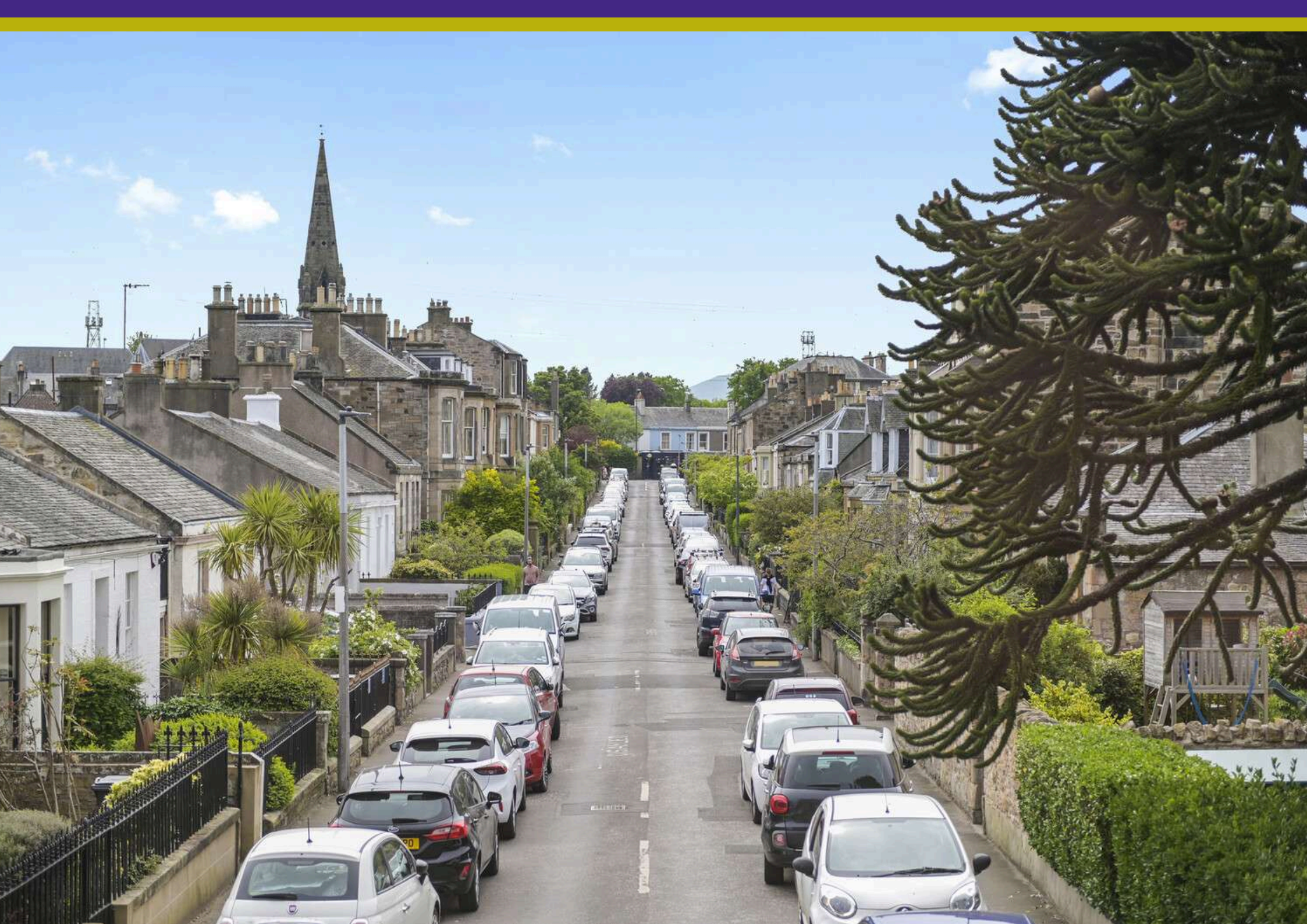
### EPC Rating

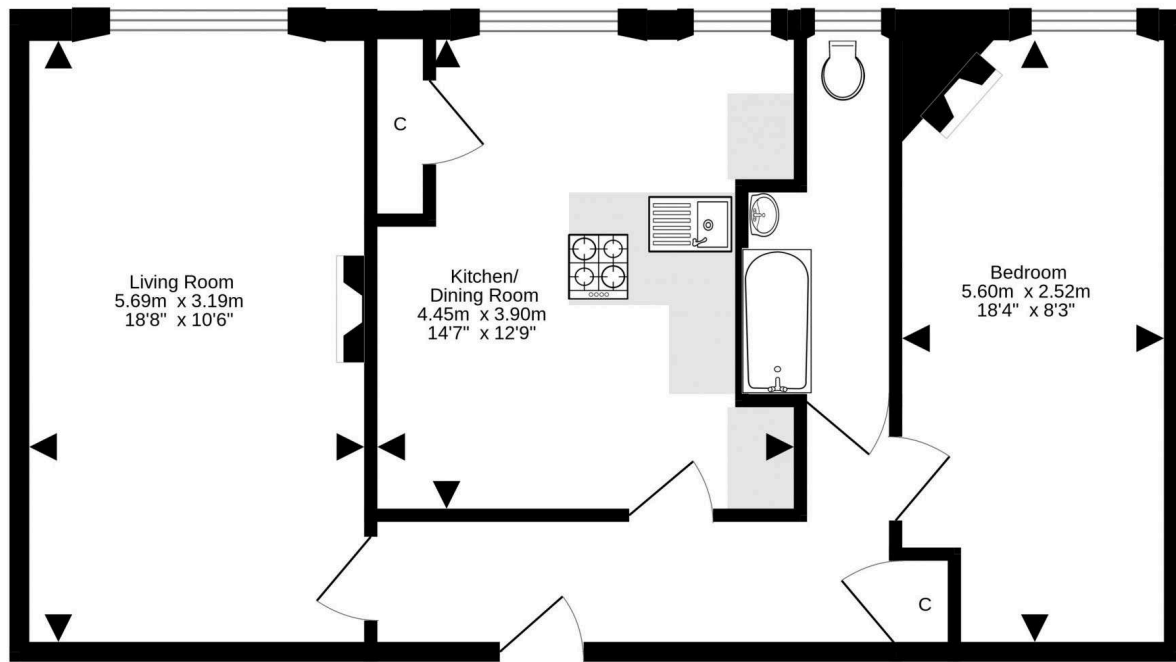
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