



GILSON GRAY

LAW • PROPERTY • FINANCE

15/4 HILLCOAT PLACE
Portobello, Edinburgh, EH15 1TW



15/4 HILLCOAT PLACE

Set within a quiet development with unrestricted on-street parking, just a stone's throw from Portobello's sandy beach and high street amenities, this one-bedroom top/second-floor flat enjoys one of the capital's most sought-after seaside locations. Well connected to Edinburgh city centre day and night by public transport, the flat is ideal for professionals, first-time buyers, or rental investors.

The property is reached via a secure communal stairwell and on opening the front door you step into a hall presented with contemporary oak-style flooring and a neutral decorative finish reflected throughout the accommodation. The hall houses a deep store cupboard and leads into a southerly-facing living room. This sunny sitting area is comfortably carpeted and framed by elegant décor. Next door, a bright kitchen features modern beech-toned cabinetry fitted around a breakfasting area with a fold-down table to maximise space. The room boasts oak-style flooring and is further equipped with freestanding goods comprising an electric cooker, a washing machine, and a fridge. A freestanding freezer is housed within the hall storage. Also found within the home is a carpeted double bedroom benefiting from a sunny aspect and large mirrored fitted wardrobe, and a bright bathroom. The tiled bathroom includes a WC, a pedestal basin, a towel radiator, and a bathtub with an overhead shower and a glazed screen. A useful floored loft is accessed from the hall via a Ramsay ladder. Externally, the development incorporates lawned public grounds and unrestricted on-street parking, whilst, just seconds walk away, the beach and promenade promise a stunning open space for recreation and relaxation.

- Desirably close to Portobello beach
- Top/second-floor flat
- within a quiet established development
- Secure entry system
- Entrance hall with storage
- Southwest-facing living room
- Bright modern kitchen
- 1 Double bedrooms with good storage
- Bathroom with shower-over-bath
- Useful floored loft
- Unrestricted on-street parking



EPC RATING:



COUNCIL TAX BAND:



VIEWING

By appointment with Gilson Gray on 0131 516 5366.



gilsongray.co.uk

EDINBURGH

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GLASGOW

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NORTH BERWICK

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EH39 4AG
01620 893 481



DUNDEE

11 South Tay Street
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01382 201 000

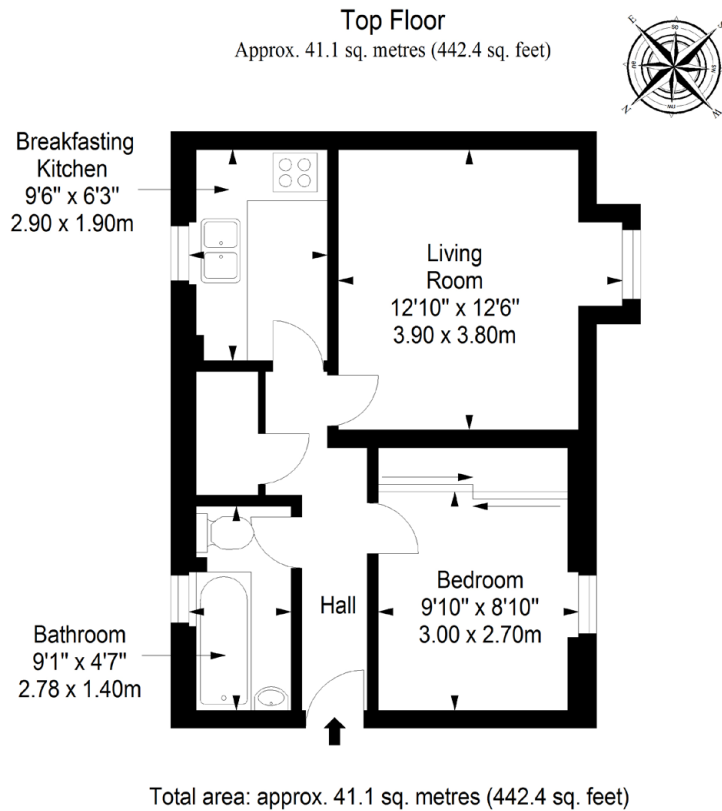


ST ANDREWS

01334 845 934

PORTOBELLO EDINBURGH

Located approximately three miles northeast of the city centre, the desirable suburb of Portobello enjoys the best of both worlds: a quaint seaside ambience with the perks of city life right on its doorstep. Set beside a long sandy beach and promenade, within sight of Arthurs Seat and within minutes of the picturesque East Lothian countryside, it is easy to understand why this is one of the capitals most popular postcodes! The area is served by a fantastic range of local services and amenities, with more extensive shopping facilities available in Musselburgh or Fort Kinnaird just a short drive away. Or for a more local, traditional shopping experience, the bustling High Street is lined with a charming array of shops, including cafés, restaurants, galleries, independent retailers, bakers, butchers, and greengrocers. For sport and fitness enthusiasts, Portobello Swim Centre boasts swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only public authentic Turkish Baths. Portobello offers a superb choice of schools in both the public and private sector. The area is extremely popular with commuters owing to its excellent public transport links into the city centre, as well as its proximity to Edinburgh City Bypass and the A1.



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