

# COULTERS<sup>®</sup>

WELCOME TO:

# PORTOBELLO HIGH ST.

130 3F2 Portobello High Street, Portobello, EH15 1AH



## PORTOBELLO HIGH ST. AT A GLANCE:



Desirable  
Portobello Area



Three Bedroom,  
Third Floor Flat



Quintessential  
Edinburgh Press



Coastal Living with  
City Centre Links



Parks Nearby



Schools Nearby



## A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a desirable coastal location with this three-bedroom third floor flat in Edinburgh's sought-after Portobello area. In the heart of the bustling high street and only minutes from Portobello beach, this traditional tenement property offers a warm neutral décor and well-presented spacious accommodation in move-in condition. With an array of shops, bars, and restaurants as well as superb leisure pursuits and local schools on its doorstep, this home is an opportunity not to be missed.

The property comprises;

- A bright and spacious carpeted entrance hall
- A striking twin-windowed lounge with spectacular views of Arthur's Seat, ornate cornicing, attractive focal fireplace, and Edinburgh press
- A functional modern kitchen adjacent to the lounge with stylish splashback tiling, worktops and integrated oven and hob
- A principal sunny master bedroom with built-in cupboards and useful recess suitable for home office working
- Two further carpeted and light double bedrooms
- Well-proportioned family bathroom with three-piece white suite including wall-mounted shower
- Enclosed shared rear garden
- Gas central heating
- Unrestricted street parking



## LOCATION, LOCATION, LOCATION:

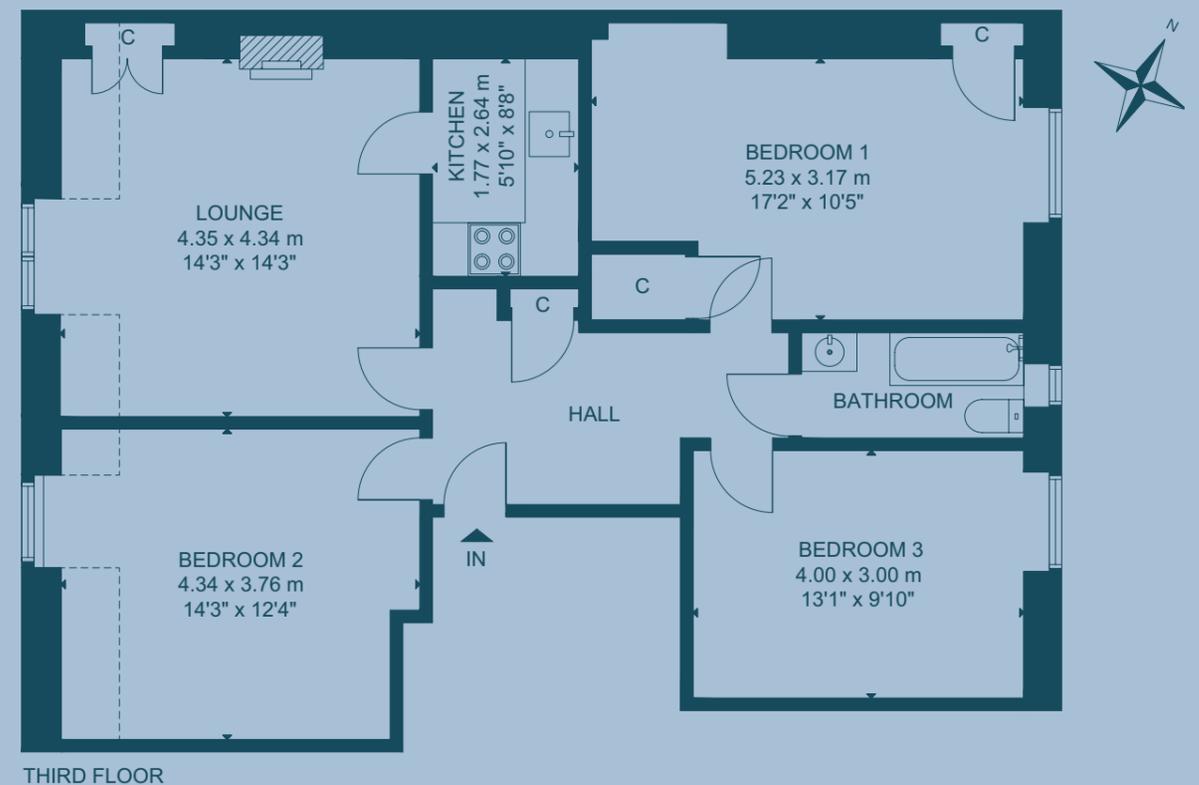
Miles of award-winning beach, seafront bars and restaurants, coffee shops and independent retailers await at Edinburgh's highly desirable coastal Portobello, three miles east of the city centre and only twenty minutes by bus.

Picturesque Georgian villas and Victorian tenements sit side by side in conservation areas, and residents enjoy a wide variety of leisure and retail amenities on the bustling high street as well as at the historic A-listed Victorian Portobello swimming pool, and the many leafy parks including Figgate Park and Portobello Park sitting adjacent to the local golf course.

There is an Aldi and Sainsbury's Local within walking distance, and a 24hr Asda is a five-minute car journey away. Wellregarded schooling is nearby including Towerbank Primary School and Portobello High School. Regular bus services take you into the city centre in 25 minutes, and there is easy access to the A1 and city bypass.



## FLOOR PLAN:



130 3F2 Portobello High Street, Portobello, EH15 1AH

Approx. Gross Internal Area

997 Sq Ft - 93 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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