



COULTERS[©]

WELCOME TO:
LAW PLACE

2 Law Place, Portobello, Edinburgh. EH15 1TJ

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LAW PLACE AT A GLANCE:



Residential
Portobello location



Terraced
house



Front and rear
gardens



Portobello High
Street close by



A stone's throw from
Portobello Beach



Residents'
parking

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Tucked away in a quiet cul-de-sac of similar homes, yet minutes from stunning Portobello Beach and Promenade this is a bright and well-presented terraced property. Tastefully decorated and spanning two floors it enjoys comfortable living areas along with two generous double bedrooms. With charming front and rear gardens, residents' parking, and occupying a coveted location in this sought-after coastal neighbourhood, it will appeal to a variety of purchasers.

- South-facing living room with twin windows that overlook the rear garden.
- Bright dual-aspect dining kitchen with rear garden access making it a wonderful family living area. Natural tone shaker-style wall and floor units, splashback tiling, and light grey worktops sit alongside freestanding appliances including a washing machine, hob, and an oven.
- Light-filled principal double bedroom with built-in wardrobes.
- A second generous double bedroom with built-in wardrobes.
- Shower room with a chrome towel radiator, WC, and vanity washbasin.
- Excellent hallway storage.
- Gas central heating and double glazing throughout.
- Neat front garden with paving and established shrubs. Low maintenance south-facing rear paved garden with planted borders, ideal for alfresco dining and entertaining.
- Residents' parking (unallocated).



LOCATION, LOCATION, LOCATION:

Lying three miles east of the City Centre, Portobello boasts miles of award-winning beach, seafront bars and independent retailers. With its ideal location, this property enjoys a wealth of amenities on its doorstep. Leisure opportunities such as the A-listed Victorian Portobello Swim Centre can be found at the historic promenade and beach which is in walking distance.

The nearby five-a-side football pitches and the many leafy parks including Figgate Park and Portobello Park sit adjacent to the local golf course. For relaxed indoor dining with sea views, look no further than the Portobello Beach Bistro, the bustling Beach House Café, and The Boathouse. Due to the abundance of independent

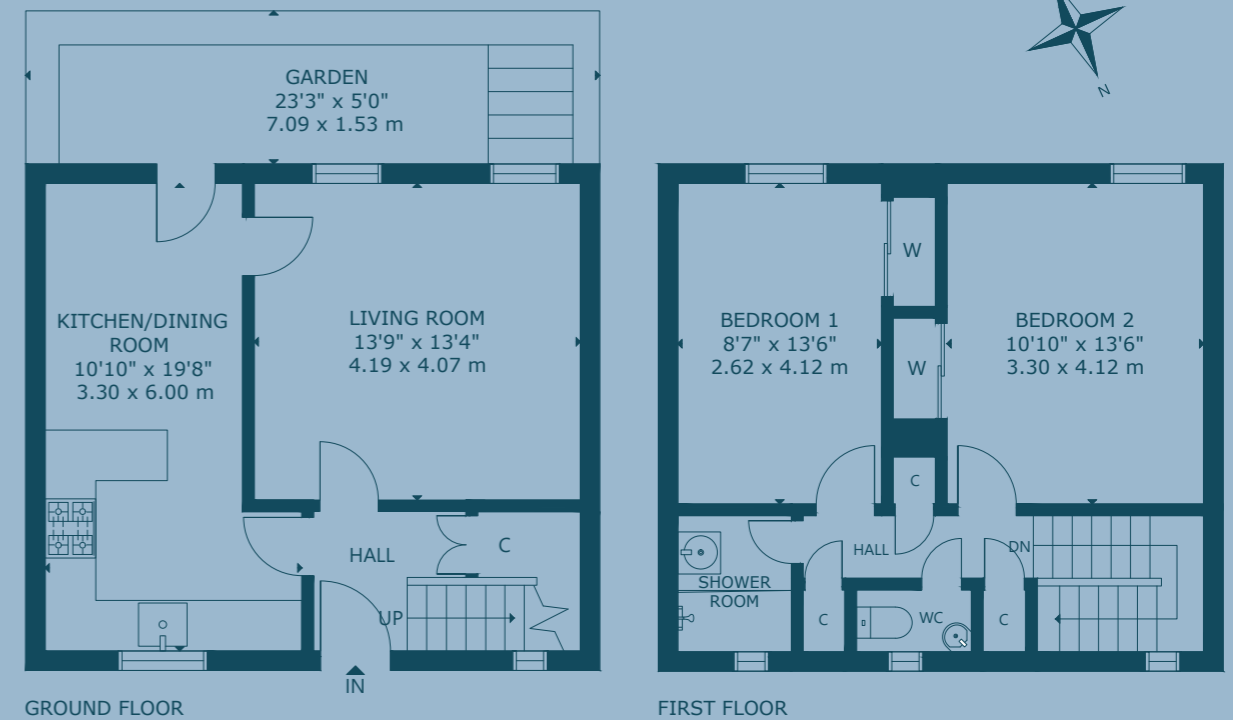
and well-known retailers, daily shopping needs are well-catered for and include an Aldi supermarket, Sainsbury's Local and Co-op. Larger shopping requirements are met by a 24hr Asda or Morrisons, both less than a ten-minute drive away.

Local schooling includes Towerbank Primary School and Portobello High School with Edinburgh private options all within reach.

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:



2 Law Place, Portobello, Edinburgh. EH15 1TJ

Approx. Gross Internal Area

883 Sq Ft - 82 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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