



238/I Portobello High Street
Portobello, Edinburgh, EH15 2AU



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

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. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of Nurseries, Towerbank Primary, St John's Primary, Duddingston Primary, Portobello High School & Holy Road 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

DESCRIPTION

238/1 Portobello High Street is a bright and spacious, one bedroom ground floor flat, which would be an ideal first time buy or buy to let investment. Situated within a few minutes' walk of Portobello Beach & Promenade, the accommodation comprises: shared stair; entrance hall with cupboard; well-proportioned living room with twin windows; kitchen with cupboard off; double bedroom; WC and separate shower room.

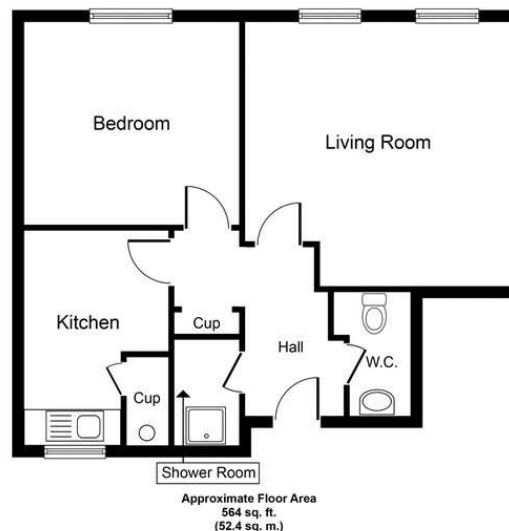
Further benefits include: electric heating; sash and case windows; unrestricted side street parking; excellent local amenities and great transport links.

EPC RATING

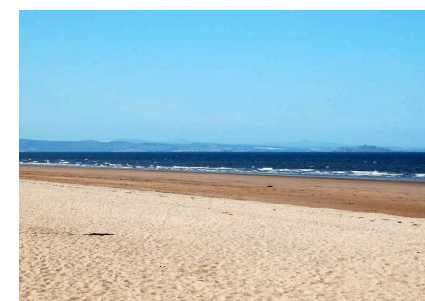
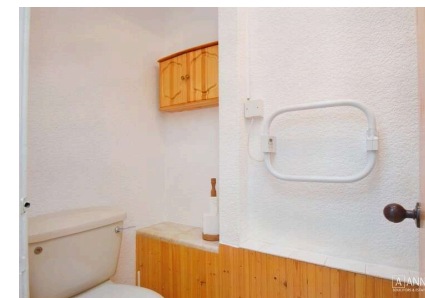
The energy efficiency rating for this property is band E

COUNCIL TAX

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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