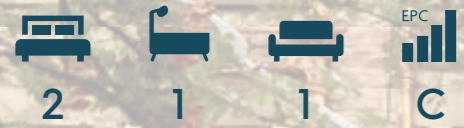


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WELCOME TO:  
KINGS ROAD

38 IF1 Kings Road, Edinburgh, EH15 1DY





## KINGS ROAD AT A GLANCE:



Prime Portobello  
coastal location



Two bedroom  
traditional flat



Light south-facing  
living room



Walking distance of  
Portobello beach



Rosefield Park  
nearby



Well-regarded  
schooling close by

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings.



## A LITTLE BIT ABOUT THE PROPERTY:

A two-bedroom first floor apartment in sought after coastal Portobello. Situated in a traditional tenement, its a bright and well-proportioned property. With spacious bedroom and living accommodation, a cul-de-sac location and moments away from the historic promenade and scenic beach, it has the potential to be a wonderful home or an ideal investment opportunity.

- A bright, south-facing living room with shelved Edinburgh press and original ornate cornicing
- A functional kitchen with ample wall and floor storage and workspace, with additional pantry space
- A spacious principal double bedroom with rear garden outlook and useful built-in cupboard. Large window allows for plentiful natural light
- A further well-proportioned and bright double bedroom with rear outlook
- A modern tiled walk-in shower room with washbasin and chrome towel rail
- Separate WC with washbasin and chrome towel rail
- Gas central heating and double glazing throughout
- Secure entry system
- On street parking



## LOCATION, LOCATION, LOCATION:

Lying three miles east of the city centre, Portobello boasts miles of award-winning beach, seafront bars, restaurants, coffee shops, bistros and independent retailers.

Moments away from the historic promenade and beach, this property enjoys a wealth of amenities on its doorstep. These include the Portobello Beach bistro at the end of the street and the popular Boathouse beach bar, as well as an Aldi supermarket in walking distance. The nearby High Street has a number of newsagents, pubs, takeaways, butchers, hairdressers and much more. Ocean Terminal with its gym, multiplex cinema and high-street retailers is less than 20 minutes by car in nearby Leith.

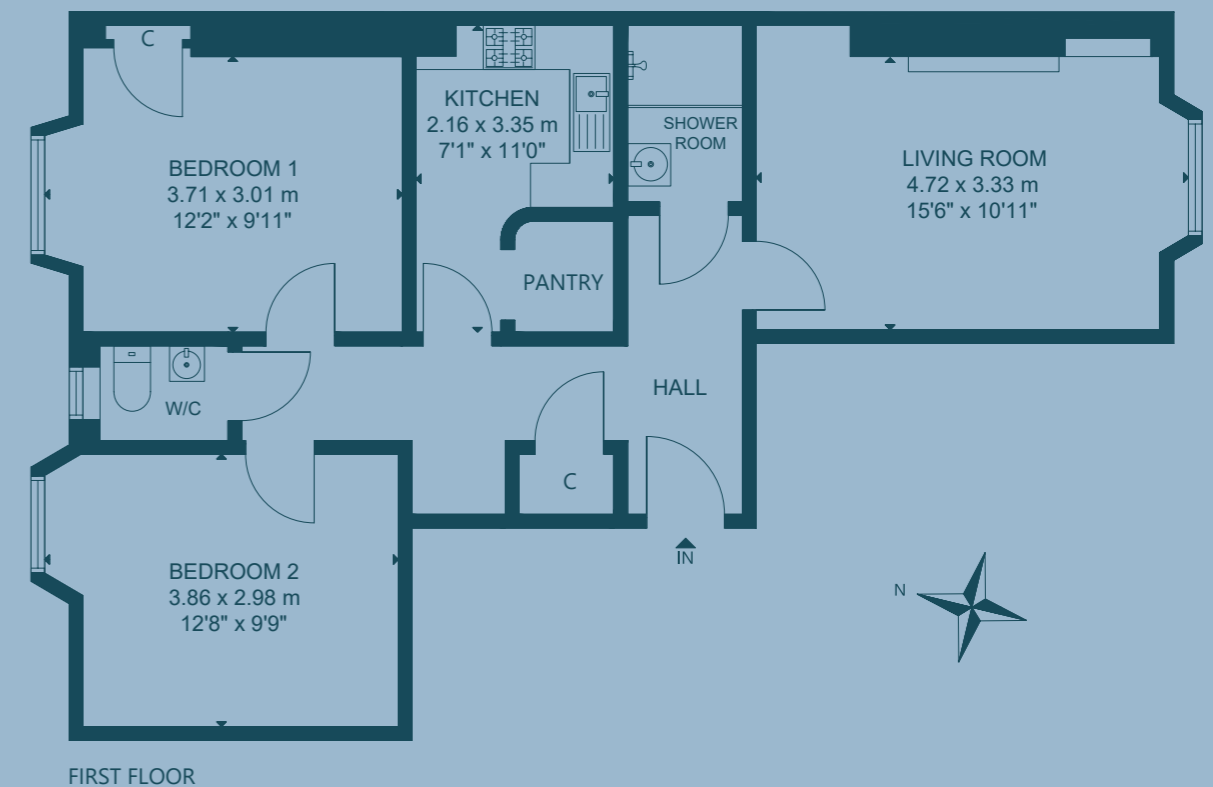
Leisure opportunities are to be found at the historic A-listed Victorian Portobello swimming pool and promenade, the nearby five-a-side football pitches and the many leafy parks including Figgate Park and Portobello Park sitting adjacent to the local golf course.

Schooling is well-represented by Towerbank Primary and the new Portobello High School and Edinburgh private schools are easily reached.

Regular bus services take you from the top of Kings Road into the city centre in 25 minutes and there is easy access to the A1 and City Bypass.



## FLOOR PLAN:



38 IF1 Kings Road, Edinburgh, EH15 1DY

Approx. Gross Internal Area

667 Sq Ft - 62 Sq M


For identification only. Not to scale.


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