

COULTERS[©]

WELCOME TO: KINGS ROAD

50 IF1 Kings Road, Portobello, Edinburgh, EH15 1DX



KINGS ROAD AT A GLANCE:



Sought-after
Portobello location



Two bedroom
traditional flat



Lovely beach and
sea views



Excellent transport
links to city



Minutes from
Portobello Beach



Well-regarded
schooling close by

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. All white goods are included as well.



A LITTLE BIT ABOUT THE PROPERTY:

A well-presented two-bedroom apartment in sought after coastal Portobello. Situated on the first floor of a traditional tenement this is a comfortable and bright property with lovely beach and sea views. With accommodation in move-in condition, a desirable cul-de-sac location and moments away from the historic promenade and beach it is a wonderful opportunity for a professional, couple or investor.

- A bright and well-presented kitchen/dining/living room with views over Portobello Beach to the North Sea
- A well-designed kitchen with fresh white wall and floor units, splashback tiling and wooden worktops. Integrated appliances include oven and hob
- A south-facing spacious principal double bedroom. Features Edinburgh press and original mantelpiece and hearth
- A further comfortable and light filled rear double bedroom with stunning sea views
- A well-presented bathroom with three-piece white suite, wall-mounted shower and underfloor heating
- Gas central heating and double glazing throughout
- Shared rear garden mainly laid to patio but with some lawn. Upper level offers fantastic beach and sea views
- 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 and 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 and the popular Boathouse beach bar, as well as an Aldi supermarket in walking distance. The nearby High Street has a post office, newsagents, pubs, takeaways and much more.

Ocean Terminal with its gym, multiplex cinema and high-street retailers is less than 20 minutes by car in nearby Leith. Fort Kinnaird shopping destination is 10 minutes away. A five-minute drive takes you to a 24hr Asda.

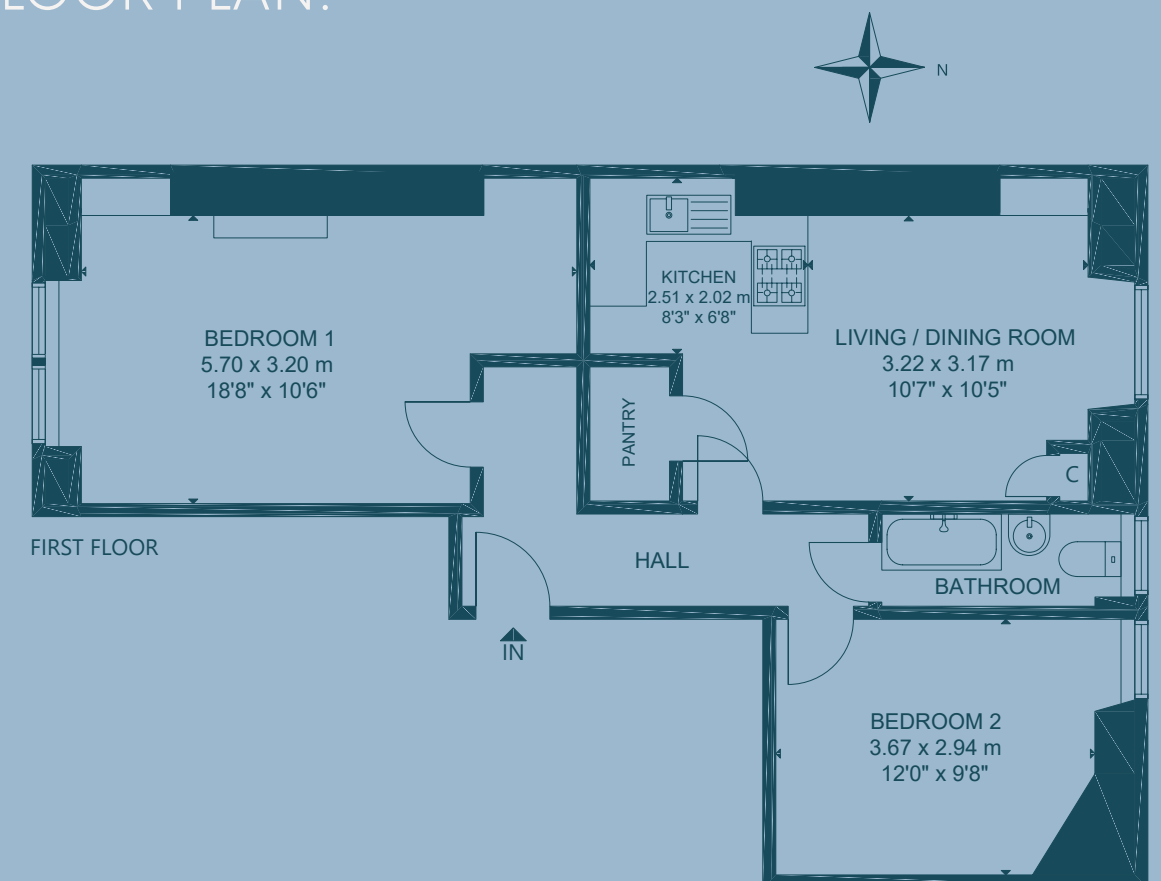
Leisure opportunities are to be found at the historic A-listed Victorian Portobello swimming pool and promenade, the nearby five-a-side football pitches and the many leafy parks including Figgate Park and Portobello Park sitting adjacent to the local golf course.

Schooling is well-represented by Towerbank Primary and the new Portobello High School. 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:



50 IF1 Kings Road, Portobello, Edinburgh, EH15 1DX

Approx. Gross Internal Area

592 Sq Ft - 55 Sq M

For identification only. Not to scale.

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WE'D LOVE TO HEAR FROM YOU:

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