



92/1 Portobello High Street
Edinburgh, EH15 1AN

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"92/1 Portobello High Street is a two-bedroom maisonette, ideal as a first-time purchase or buy to let investment"

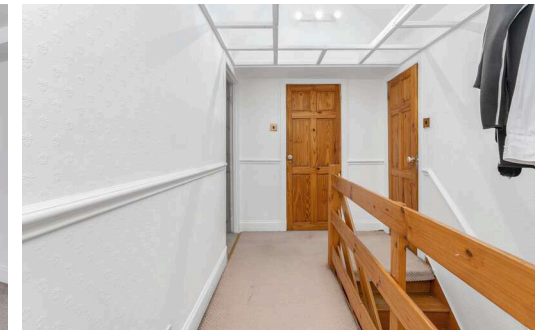
- WELL MAINTAINED STAIR
- ENTRANCE HALL
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- WC
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNRESTRICTED STREET PARKING
- CLOSE TO BEACH
- EXCELLENT LOCAL AMENITIES
- GOOD TRANSPORT LINKS





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 Rood 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

92/1 Portobello High Street is a bright and spacious, two-bedroom maisonette, which would make for an ideal first-time purchase or buy to let investment. Situated within a few minutes' walk of Portobello Beach & Promenade, the accommodation comprises: welcoming entrance hall; well-proportioned, southwest facing living room with log burning stove; modern kitchen diner, large enough for a table and chairs for 4; stair to upper landing with sky light; double bedroom 1 situated to the rear; double bedroom 2; tiled WC and separate tiled bathroom with electric shower over bath. Further benefits include: gas central heating; double glazed windows; unrestricted side street parking; excellent local amenities and great transport links.

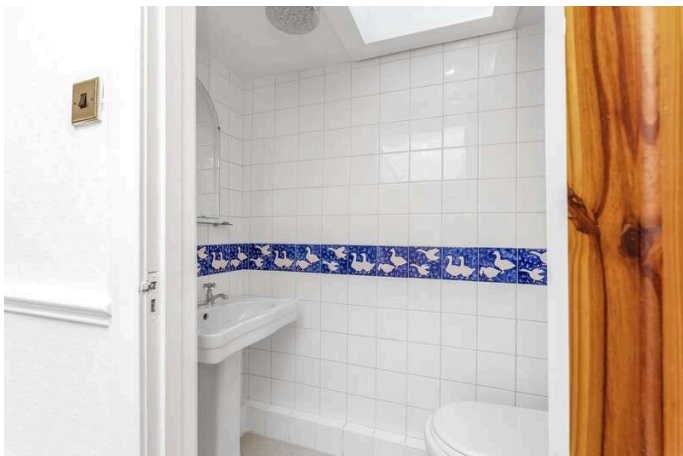
EPC RATING

The energy efficiency rating for this property is band D.

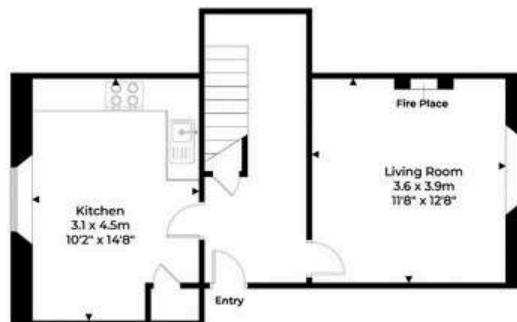
COUNCIL TAX

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

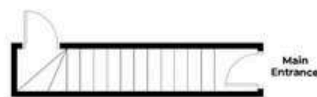
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Approximate Gross Area
78 sq m / 840 sq ft



1st Floor



Ground Floor



Attic



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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