



7/1 Mentone Avenue
EDINBURGH, EH15 1HZ



"7/1 Mentone Avenue is a charming, bright and spacious 3 bedroom ground floor flat, forming part of a traditional Victorian terrace"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT 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.

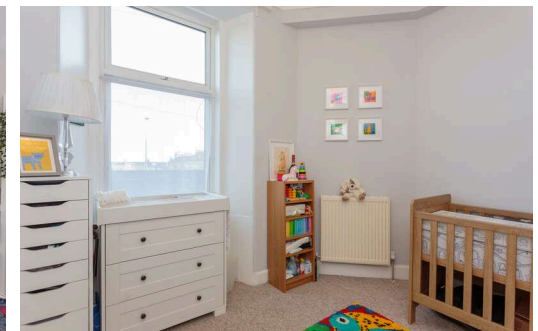
The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of Nurseries, Primary and Secondary Schooling nearby. 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.

COUNCIL TAX

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



DESCRIPTION

7/1 Mentone Avenue is a charming, bright and spacious 3 bedroom ground floor flat, forming part of a traditional Victorian terrace. The accommodation, which is immaculately presented and in move-in condition, comprises: entrance hall; open plan living room / kitchen with working feature fireplace, marble mantelpiece and two Edinburgh Press cupboards; modern kitchen area has bespoke high-gloss grey units, granite work tops, tiled splash back, integrated washing machine, integrated slimline dish washer, electric oven, ceramic hob, fridge freezer and breakfast bar; rear facing double bedroom 1; west facing double bedroom 2; double bedroom 3 and a contemporary, fully tiled walk in wet room. Further benefits include gas central heating (recently serviced combi boiler); double glazing; hard wired smoke detectors throughout; well-maintained shared rear garden which overlooks Towerbank Primary School; unrestricted street parking to front; great local amenities and a minutes' walk from the beach.

EPC RATING

The energy efficiency rating for this property is band D.

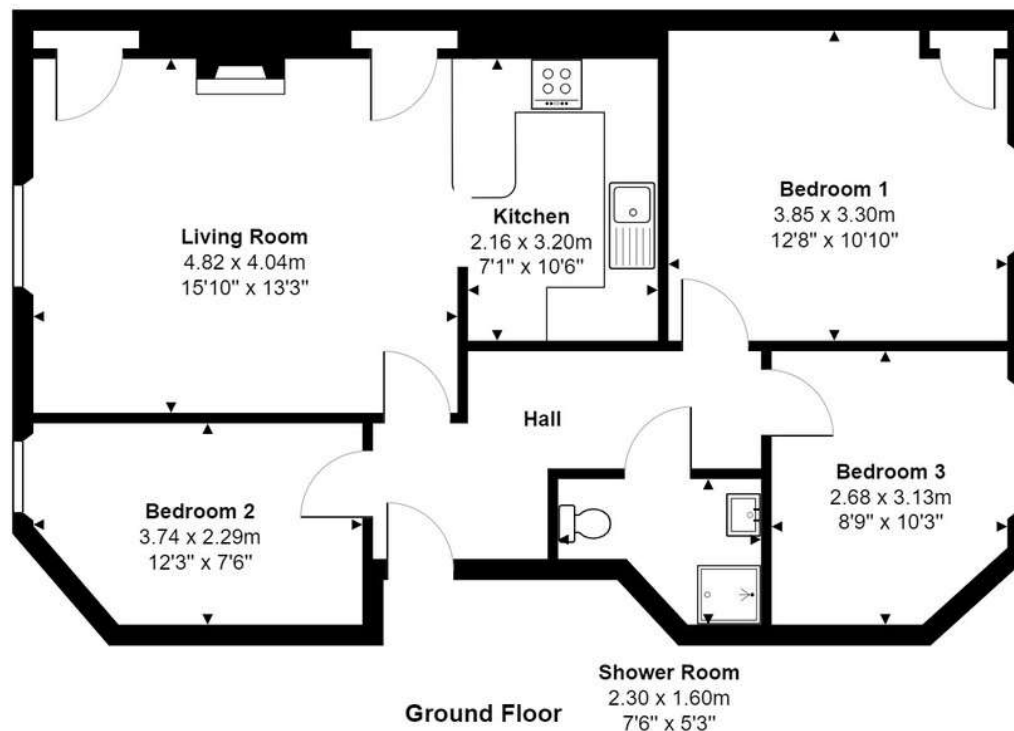
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Total Area: 71.2 m² ... 766 ft²

All measurements are approximate and for display purposes only



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