



**17 Walford Drive, Portobello**  
Edinburgh, EH15 1AB

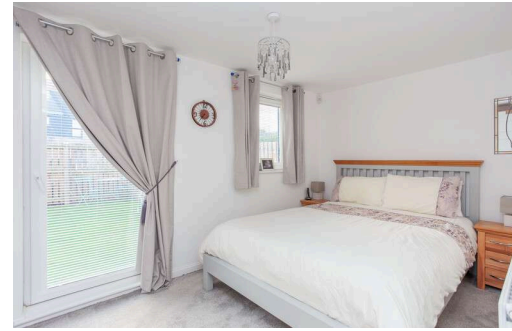
**A**

# "17 Walford Drive is a beautifully presented, two-bedroom, main door flat"

- HALLWAY
- LIVING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SHARED REAR GARDEN
- PRIVATE DRIVEWAY
- 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 Schools. At further education level are Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for by 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 D, however, please check with the local authority.

## DESCRIPTION

17 Walford Drive is an immaculately presented, two-bedroom, main door flat boasting a private car parking space and a well-maintained shared garden in an enviable cul-de-sac locale. This modern, factored residential development is conveniently located in Portobello, east of Edinburgh city centre, and is only a short walk from the bustling Promenade and Portobello High Street. Offered to the market in genuine move in condition and of neutral décor throughout, the accommodation comprises: welcoming hallway with two large store cupboards off; bright and spacious dual aspect open-plan living/dining room/kitchen with quality integrated appliances; rear facing double bedroom 1 with wardrobe, carpeted flooring and patio door leading to the enclosed south facing, laid to lawn shared garden, of which is maintained regularly by the factor; front facing double bedroom 2 and a contemporary, tiled family bathroom with 3-piece white suite with mains shower over bath. The development also provides maintained garden grounds and residents parking. Further benefits include gas central heating and double glazing.

## EPC RATING

The energy efficiency rating for this property is band B.

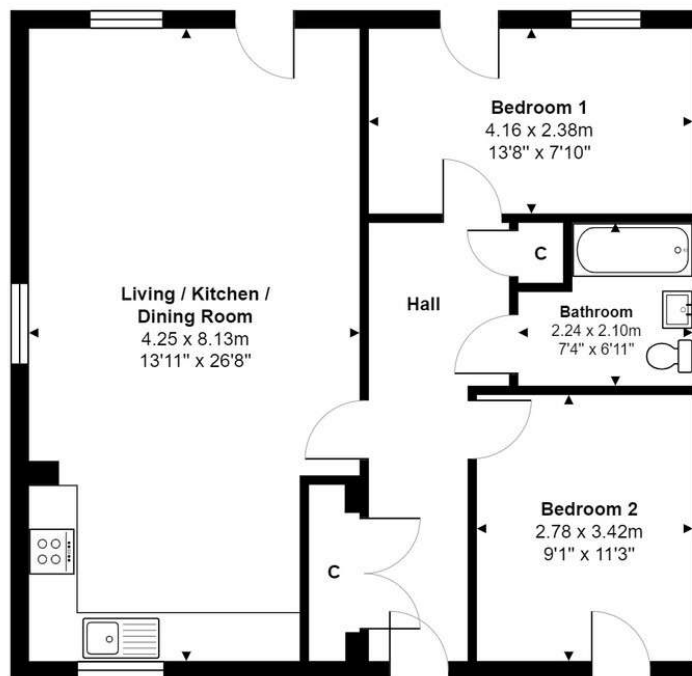
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Total Area: 69.5 m<sup>2</sup> ... 748 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor

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**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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