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WELCOME TO:

# PORTOBELLO HIGH STREET

50 2F1 Portobello High Street, Portobello, Edinburgh, EH15 1DA



## PORTOBELLO HIGH STREET AT A GLANCE:



Coastal Portobello location



Traditional apartment



Double bedroom with fantastic sea views



Easy access to the City Centre



Minutes from Portobello Beach



Superb amenities

### EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



### A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a vibrant High Street location with this well-presented one-bedroom second floor apartment in coastal Portobello. With bright comfortable accommodation and stunning sea views from the spacious double bedroom, it represents a superb opportunity. In a high amenity area, minutes from scenic parks, the award-winning beach and promenade, and with the City Centre in easy reach this is a must-see home.

- A living room with a built-in cupboard, shelving, wood effect flooring, and a wall-mounted living flame electric fire.
- A kitchen with ample wall and floor units, splashback tiling, worktops, and integrated appliances including a stainless-steel extractor hood, electric hob, and oven.
- Light-filled double bedroom with an Edinburgh press, two built-in cupboards and spectacular views over the Forth to East Lothian.
- Bathroom with a three-piece white suite including WC, washbasin, and bath with a wall-mounted shower.
- Gas central heating.
- Secure entry system.
- Shared open balcony.
- On-street parking.



## LOCATION, LOCATION, LOCATION:

Miles of award-winning beach, seafront bars and independent retailers await at Edinburgh's highly desirable coastal Portobello, three miles east of the city centre and only twenty minutes by bus.

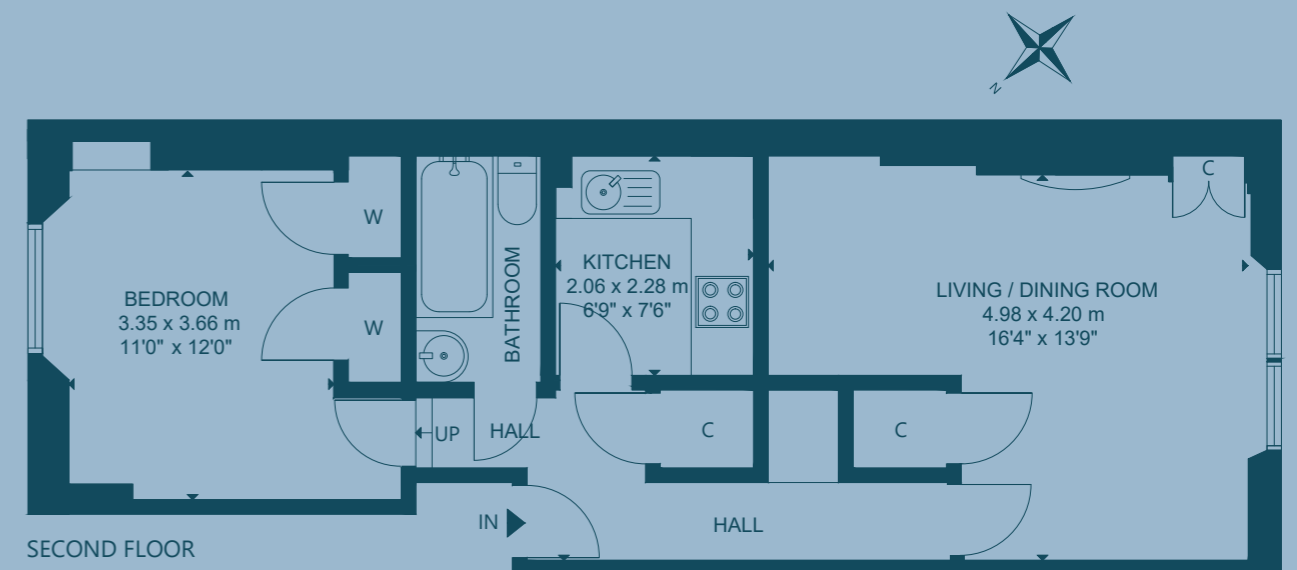
Picturesque Georgian villas and Victorian tenements sit side by side in conservation areas, and residents enjoy a wide variety of leisure and retail amenities on the bustling high street. Portobello Bookshop, BG Cycles & Blades and Tanifiki Coffee Shop are all on the doorstep. Along with pleasant walks or days spent on the beach this historic neighbourhood boasts a tastefully refurbished Category A listed Victorian swimming baths with fitness classes, an authentic Turkish bath, and a gym.

Due to the abundance of independent and well-known retailers daily shopping needs are well-catered for and include an Aldi supermarket, Sainsbury's Local and Co-op along with Findlay's Butchers, Root Down Greengrocers, and The Fine Wine Company. There is also a monthly farmers market held in Brighton Park. Larger shopping requirements are met by a 24hr Asda, a five-minute drive away.

Portobello has excellent transport links with regular bus services taking you from the High Street into Edinburgh City Centre in 25 minutes, and there is easy access to the A1 and City Bypass.



## FLOOR PLAN:



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Approx. Gross Internal Area

521 Sq Ft - 48 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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