

27/8 Bridge Street
Portobello, Edinburgh, EH15 1DB



"27/8 Bridge Street is rarely available, one bedroom top floor flat, with spectacular unrestricted views of Portobello Beach"

- COMMUNAL STAIR WITH LIFT
- ENTRANCE HALL
- LIVING / DINING / KITCHEN
- BALCONY WITH SEA VIEWS
- DOUBLE BEDROOM
- SHOWER ROOM
- HIVE SYSTEM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNDERGROUND PARKING SPACE
- SECURE ENTRY SYSTEM
- DIRECT ACCESS TO PROMENADE
- EXCELLENT LOCAL AMENITIES
- GREAT 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. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services.

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 nursery, 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. Portobello Promenade and Beach are great for a relaxed stroll.

COUNCIL TAX

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

EPC RATING

The energy efficiency rating for this property is band C

DESCRIPTION

27/8 Bridge Street is rarely available, bright and spacious one bedroom top floor flat, which is in move-in condition. There are spectacular unrestricted views of Portobello Beach, over to Fife and down the East Coast and to the rear Arthur's Seat. Entered through a secure entry system, the apartment is reached either by a useful lift or by communal stairwell. The accommodation comprises: entrance hall with deep storage cupboard and cupboard off; living / kitchen / dining room with a high specification kitchen which has integrated washing machine, Neff fridge freezer dual unit, dishwasher, Neff induction hob, Neff microwave / electric oven, smaller microwave / electrical oven, Corian work surfaces, extractor hood and Belfast sink with instant boiling water; patio doors lead out to decked balcony which is wonderful for sunrise and sunsets, with everything else to be enjoyed in between; double bedroom with well sized double mirrored wardrobes with overhead storage shelf on both sides, one side with two hanging rails and the other full hanging rail with lower shelves for footwear, additional bespoke fitted Sharp cupboards, plantation blinds and lovely views of Arthur's Seat and contemporary shower room with mains operated waterfall head and separate detachable shower hose, wide sink with 2 drawers underneath, double mirrored wall mounted medicine cabinets, further slimline storage unit and tall radiator.

Further benefits are an underground parking space, gas central heating with Hive system, double glazing, alarm system which is currently linked with Verisure alarm company, from the Promenade side of the building there are only a few steps from the elevated rear door directly onto the Promenade / Beach, Great local amenities and regular bus routes into town and to East Lothian.

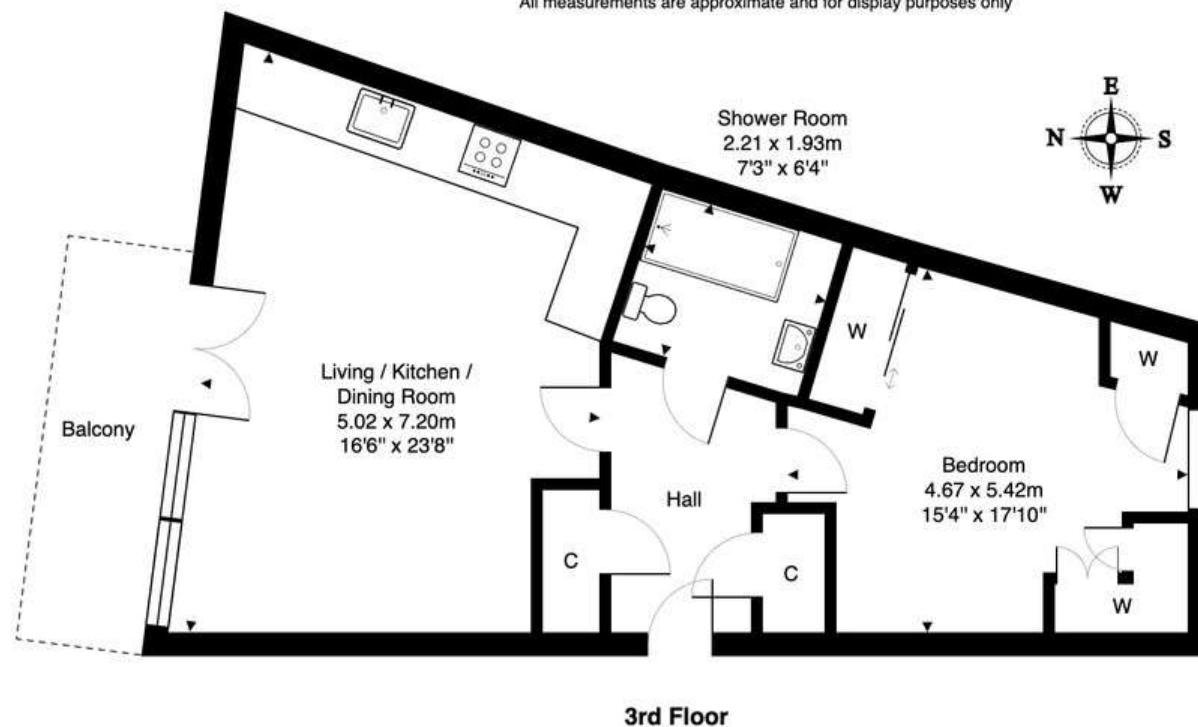
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Flat 8, 27 Bridge Street, Portobello, EH15 1DB

Total Area: 58.6 m² ... 631 ft²

All measurements are approximate and for display purposes only



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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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