



2/2 Bath Street

Portobello, Edinburgh, EH15 1EY

We sell homes, not just houses





2/2 Bath Street

Part of a red sandstone C-listed building (circa 1910), this two-bedroom, plus box room, first-floor flat is a delightful home for those seeking a coastal lifestyle within easy commuting distance of Edinburgh city centre. The property is in excellent decorative order, and is finished with a modern kitchen and stylish bathroom. Furthermore, it boasts a sought-after position on Bath Street, a stone's throw from the beach.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, a fridge/freezer, and a washing machine to be included in the sale. (TBC by client)

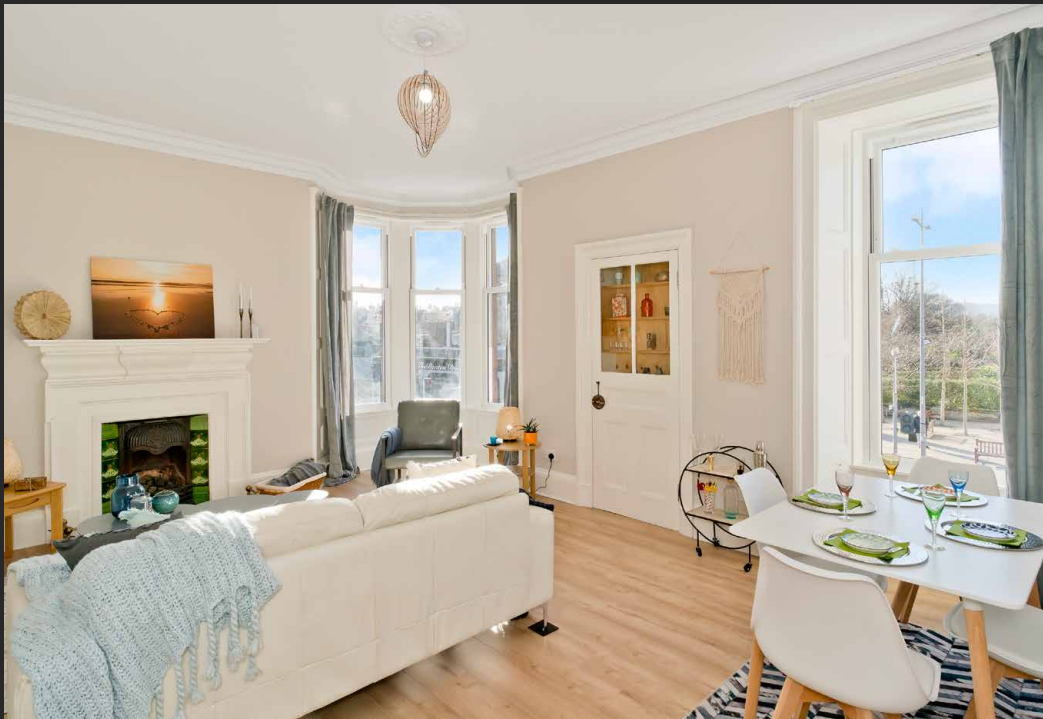


Features

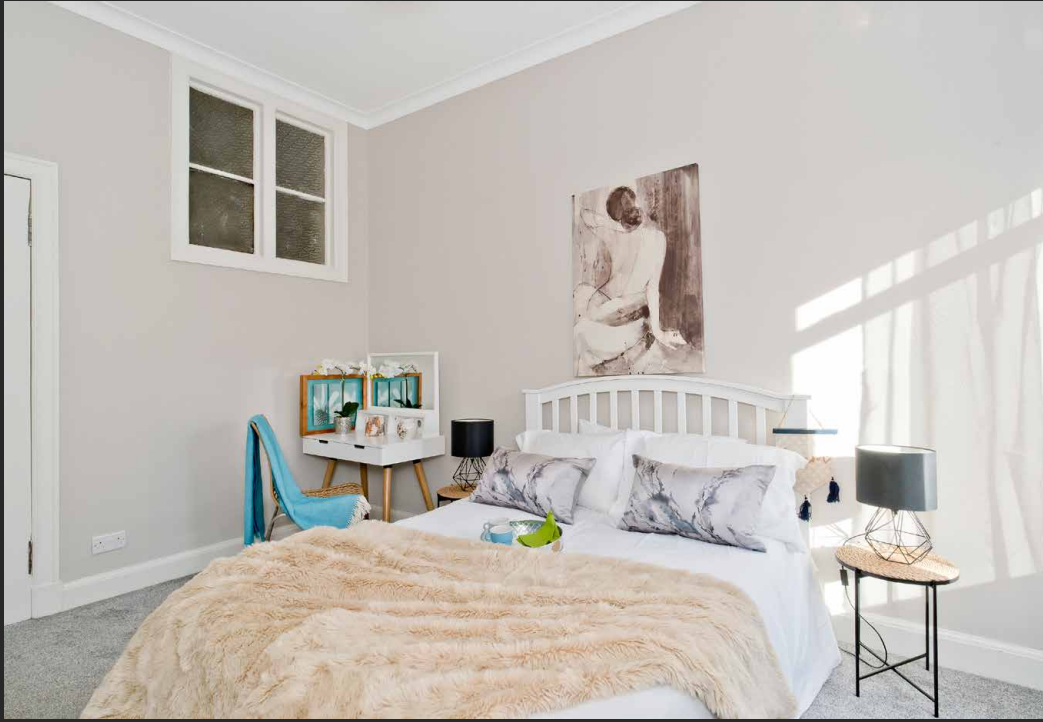
- Rarely available first-floor flat
- Neutral interior decoration
- Hall with storage & box room
- Dual-aspect living/dining room
- Modern kitchen with utility store
- Two airy double bedrooms
- Stylish bathroom with shower
- Communal rear garden
- On-street parking
- GCH & DG
- EPC Rating - C



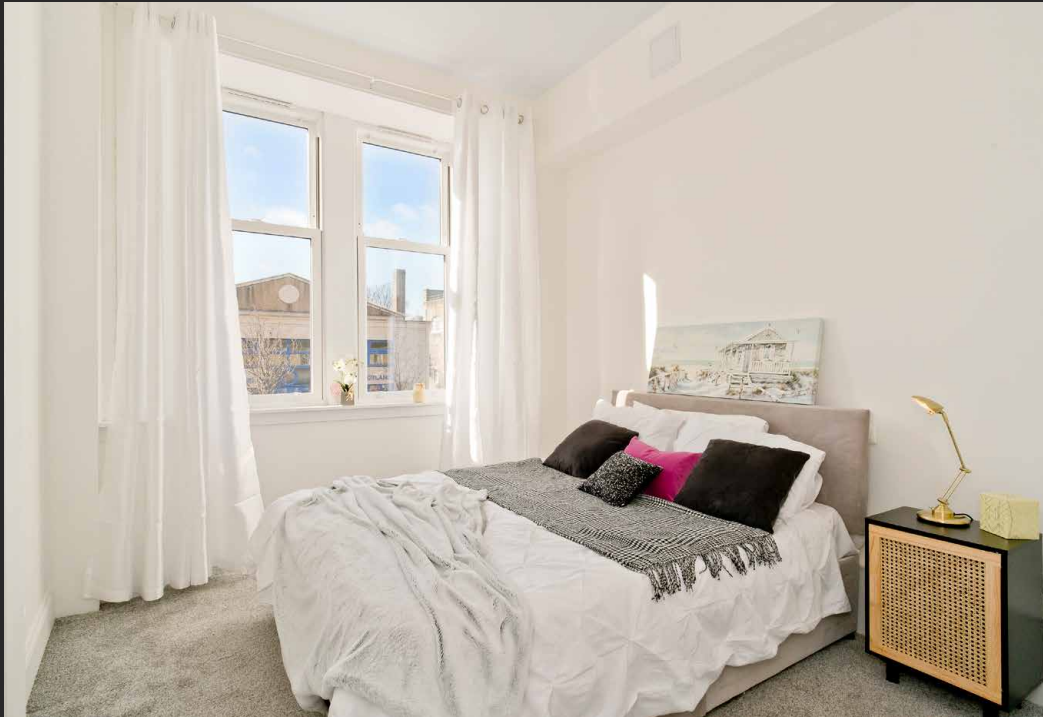
“The property is in excellent decorative order, and is finished with a modern kitchen and stylish bathroom”







“A delightful home for those seeking a coastal lifestyle within easy commuting distance of Edinburgh city centre”



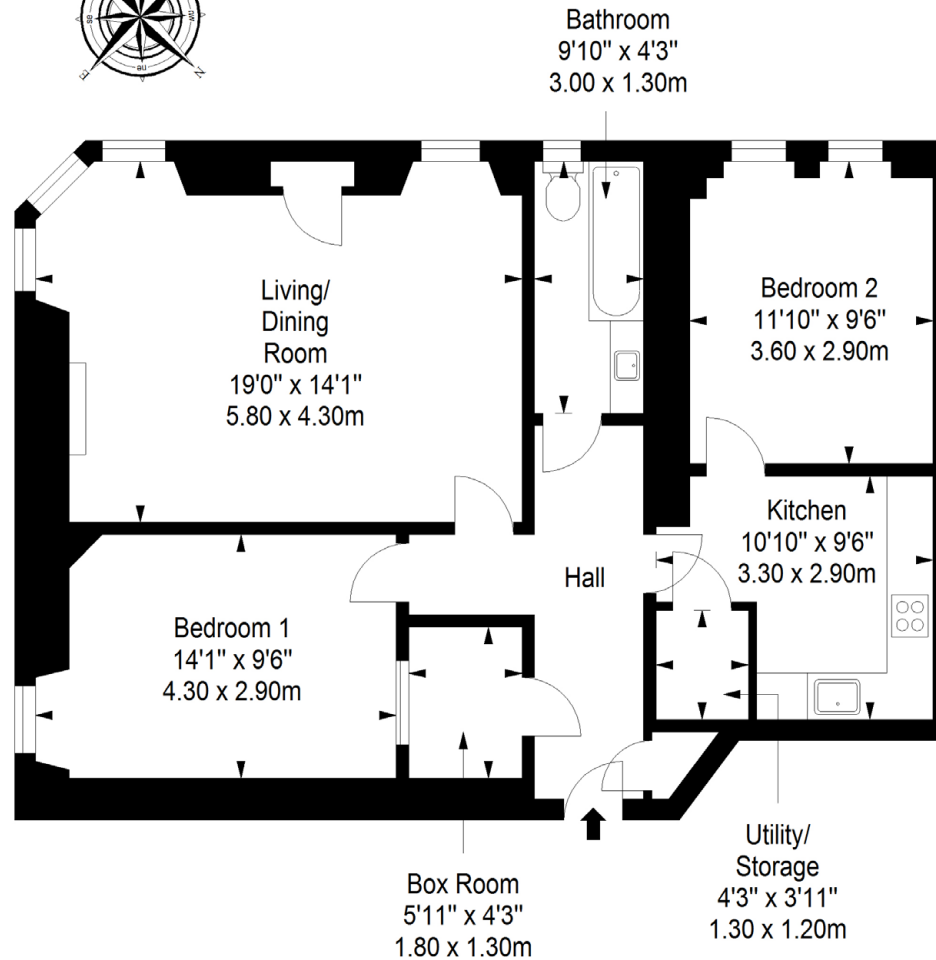
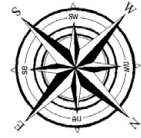




Floorplan

First Floor

Approx. 73.9 sq. metres (795.5 sq. feet)



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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.