



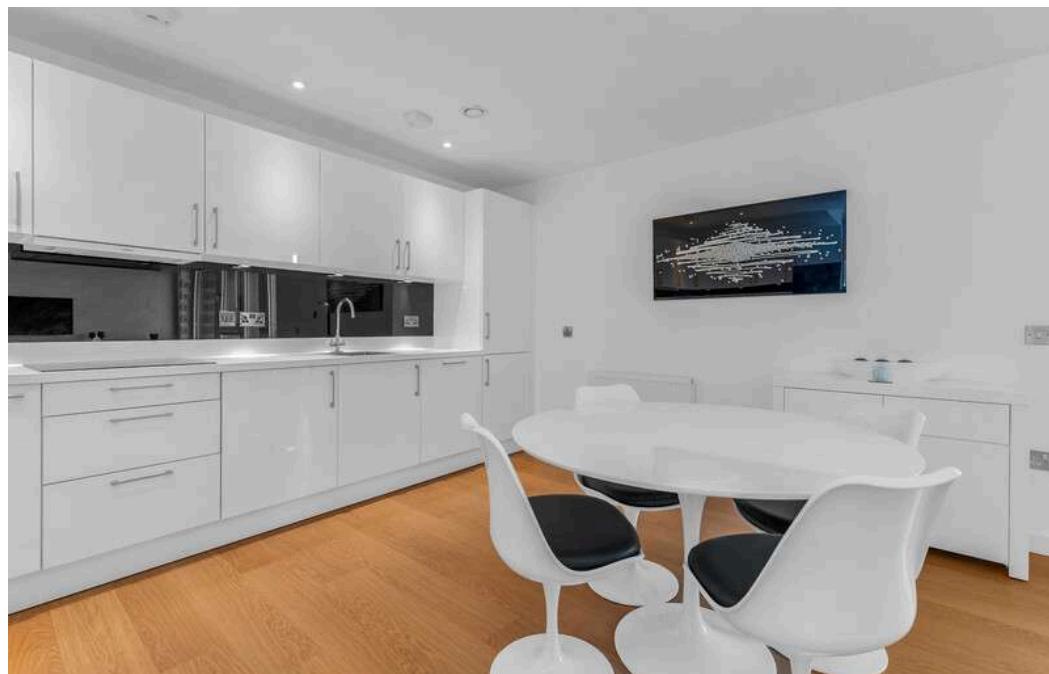
**25/6 Bridge Street  
Edinburgh, EH15 1DB**

A

"Bridge Street is a stunning 2nd floor flat within a luxury, factored development, enjoying breath-taking uninterrupted views across the Firth of Forth to Fife"

- SHARED ENTRANCE
- SECURE DOOR ENTRY SYSTEM
- HALLWAY
- LIVING/KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNDERGROUND CAR PARK
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





25/6 Bridge Street, Portobello, Edinburgh, EH15 1DB





## 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. At further education level are Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for by a 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.

## COUNCIL TAX

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



## DESCRIPTION

Bridge Street is a stunning 2nd floor flat within a luxury, factored development, enjoying breath-taking uninterrupted views across the Firth of Forth to Fife. Offered in exceptional order and boasting lift access; allocated underground parking and private terrace, this contemporary home within an enviable coastal locale will appeal to a variety of buyers. The accommodation comprises: well-maintained shared entrance with lift to underground parking; welcoming hallway with secure entry phone system and four storage cupboards off; stylish, reconfigured open plan kitchen/living/dining room with modern high gloss white kitchen with quality integrated appliances with patio doors leading to a terrace with beautiful aspects; bright and spacious double bedroom 1 with fitted wardrobes and upgraded en-suite shower room; front facing double bedroom 2 with fitted wardrobes and modern, recently installed family shower room. The property benefits from double glazing; gas central heating; Ventaxia Heat Recovery System and allocated parking within an underground resident's car park.

## EPC RATING

The energy efficiency rating for this property is band B.

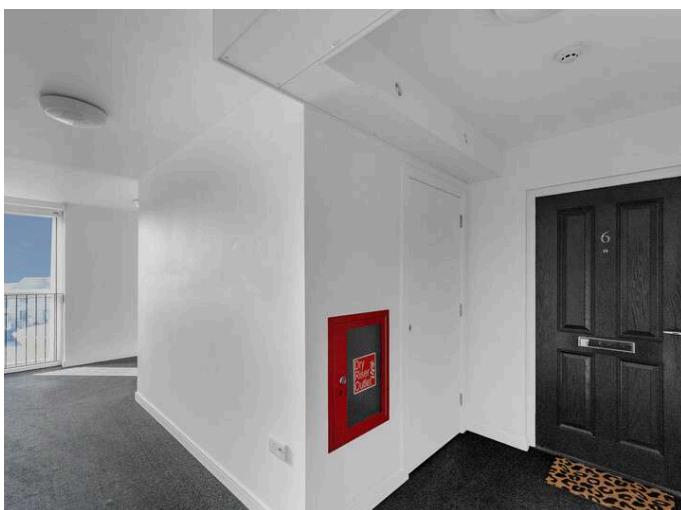




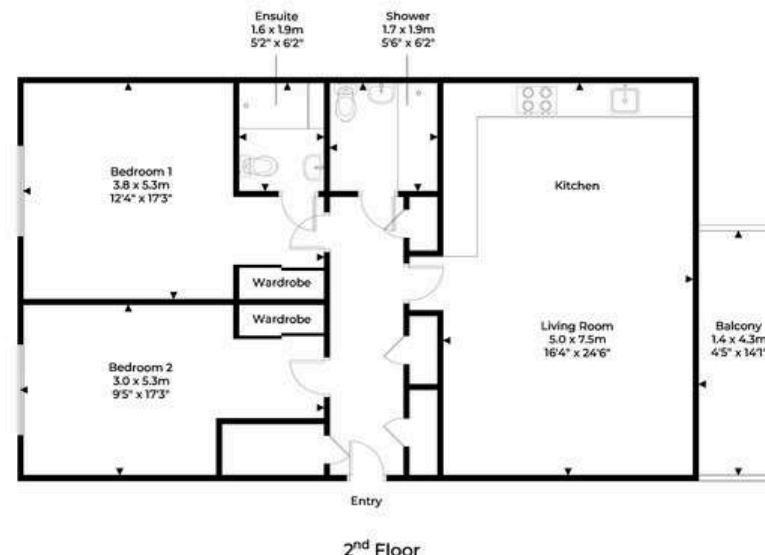
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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



25/6 Bridge Street, Portobello, EH15 1DB  
Approximate Gross Area  
92 sq m / 990 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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