



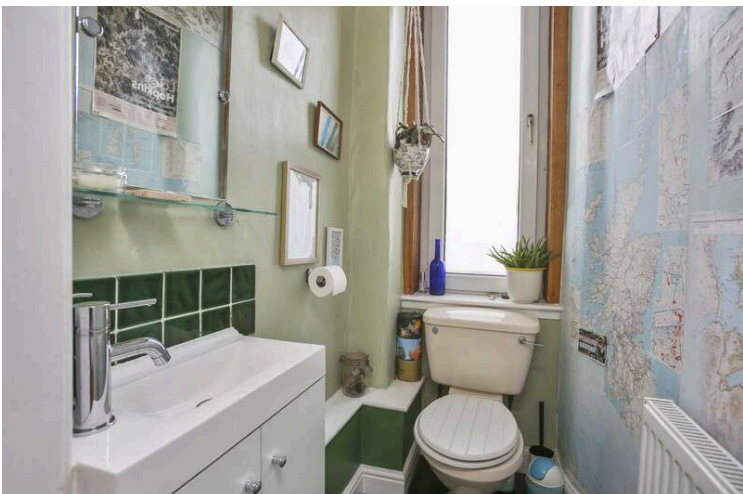
40/9 (2f3), Kings Road, Portobello, Edinburgh, EH15 1DY

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40/9 Kings Road is a bright and spacious second floor flat situated within a short stroll of Portobello Beach, Promenade and High Street. With partial views of the sea and forming part of a traditional tenement building, this property is ideal as a first time purchase or buy to let investment. Entered via a well-maintained communal stair, the accommodation which is in move-in condition comprises: entrance hall; spacious open plan living room/kitchen; versatile and well proportioned double bedroom 1, currently used as a study/guest room, double bedroom 2; shower room with mains fed shower over small bath and separate WC. Further benefits include double glazing, gas central heating, shared rear garden, unrestricted street parking, excellent local amenities and regular transport links.

- Charming 2nd floor flat with partial sea views
- Open plan lounge kitchen, 2 double bedrooms
- Bathroom, sep wc, GCH, DG, communal garden
- Set seconds from the sea front of Portobello



Location

The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafes and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.

Extras

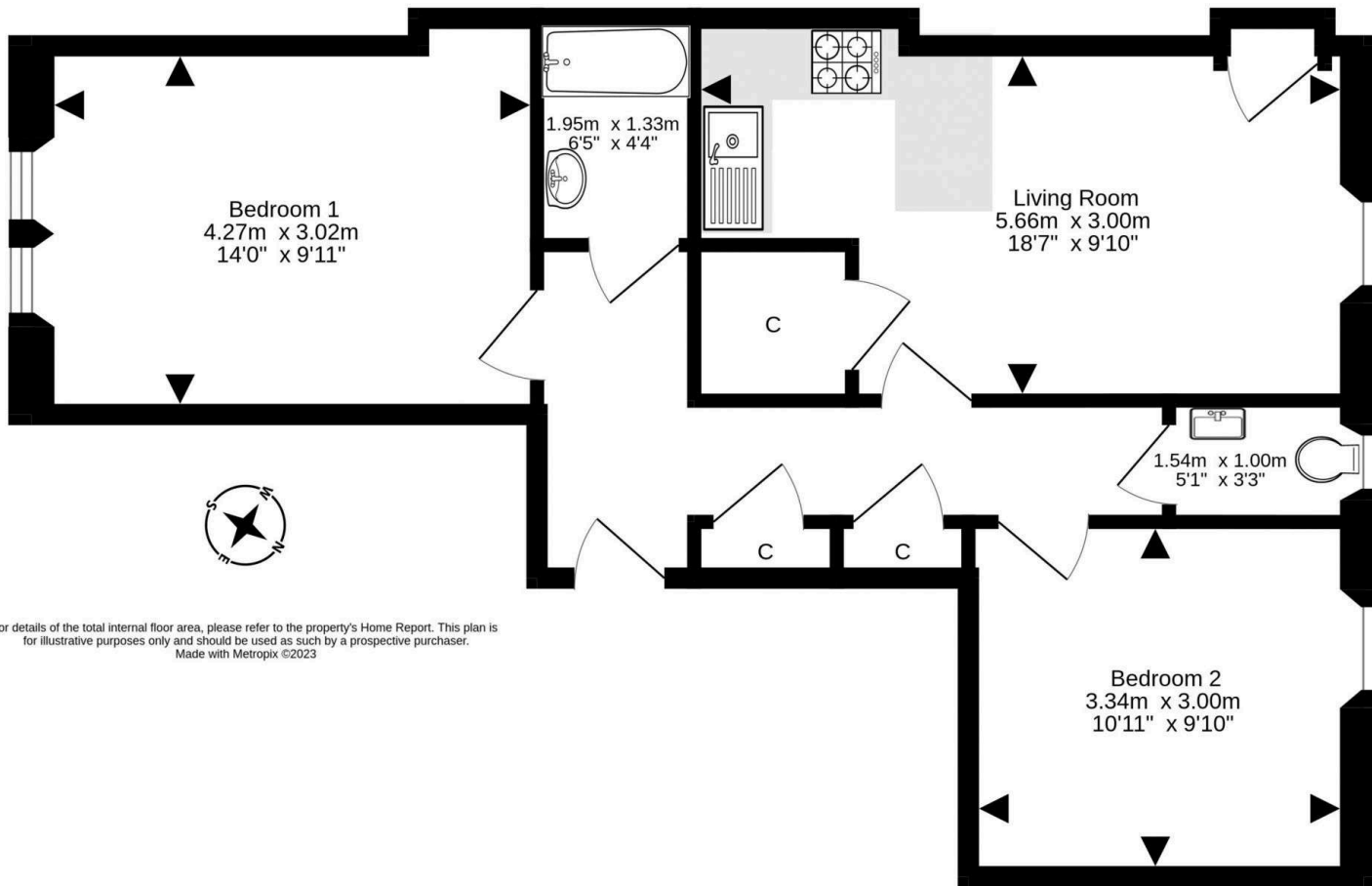
Included in the sale are the fridge, small freezer and washing machine. All light fittings and some shades can be included in price.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - B

Council Tax Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

