

**67/2 Portobello High Street, Portobello
Edinburgh, EH15 1BQ**

FIXED PRICE £150,000



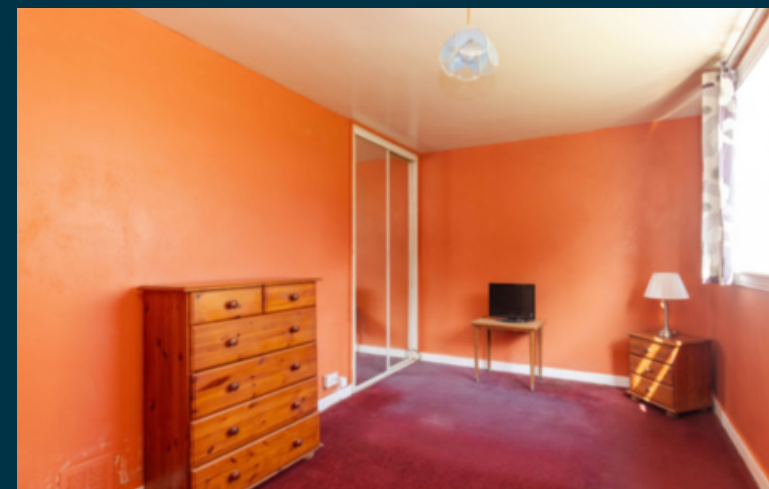
drummondmiller



- 2-bedroomed ground floor flat requiring upgrading in block of 8
- Ideal starter home or letting opportunity
- Large living room and separate kitchen
- 2 double bedrooms and shower room
- Electric heating and replacement double glazing
- Requires upgrading
- Own south-facing sun terrace, communal gardens and private car park for residents
- Extremely popular seaside location
- EPC E

Description

This very sunny ground floor flat is quite literally only yards away from the sandy beach in this seaside location. The property is well under the average price of similar flats in the area and has scope to enhance its value as requires upgrading. Comfortable accommodation (71 sqm) with the advantage of a dual aspect comprises a sunny living room, separate kitchen (accessed from the hall), two double bedrooms and a bright shower room. It is part of a solidly built 1960's block which has recently benefitted by a secure entry system (yet to be connected to flat 2).





Central Heating and Double Glazing

Basic electric heating is complemented by replacement double glazing.

Garden

The flat enjoys a private south-facing sun terrace which gives direct access to the extensive communal gardens and private off-street car park.

Location

Number 67 is set back from the main coastal road/bus route behind large communal gardens near the entrance to popular Portobello (Edinburgh's seaside). It is directly opposite Bridge Street and only a couple of minutes' walk away from the wide award-winning sandy beach. There is an attractive promenade along which a modernised swimming pool plus sailing and kayaking clubs are located. A large Aldi store, numerous small shops, Scotmid, a bank, chemist, bakers and other social amenities are immediately accessible. Good schools, several parks and recreational pursuits are also immediately accessible. A choice of golf courses and several major supermarkets and retail parks are only a short drive away. Musselburgh is only 2 miles away and Edinburgh 3.5 miles).

Valuation

The mortgage valuation is £150,000 and the Home Report is available from the ESPC web site.

Council Tax and EPC

The Energy Performance Certificate rating is E and the property lies in Council Tax band B.

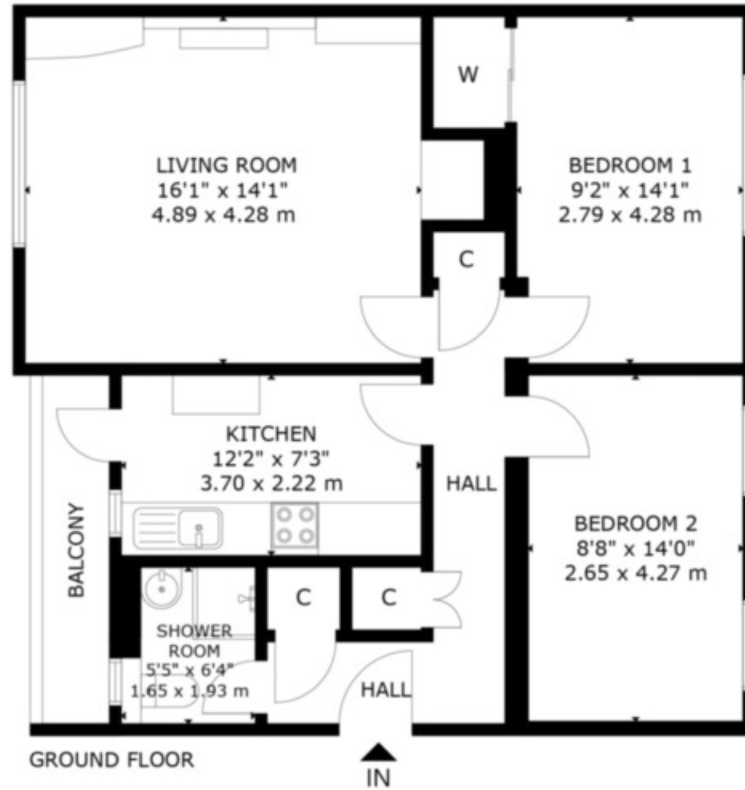
Extras

Carpets, the cooker and washing machine and curtains/blinds are included in the sale price.

Viewing

To view telephone Agent 0131 229 3399 (07595820611 out with office hours).





GROUND FLOOR

67/2 PORTOBELLO HIGH STREET, EH15 1EX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 774 SQ FT / 71 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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