



**25/3 Mount Lodge Place,  
Portobello, EH15 2AD**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## BRIGHT AND SPACIOUS

### THREE-BEDROOM, FIRST FLOOR FLAT



This bright and spacious, three-bedroom, first floor flat is situated in a quiet street in the sought after Portobello area in Edinburgh, close to the vibrant High Street, with its fantastic selection of shops, cafes, restaurants and Portobello beach, as well as good schools and transport links. The accommodation consists of a communal entrance stair, a hall, with a deep storage cupboard, a light filled living room, with twin windows, a period mahogany fireplace with gas flame fire, a view to the park and a cupboard housing the boiler (new combi boiler). There is a kitchen with a good range of fitted units and appliances, a double bedroom, with a large fitted wardrobe, original fireplace and a view to the park, a second double bedroom, with a Press style cupboard, a third double bedroom and a family bathroom. This property benefits from having a large, private, rear garden, with a shed and there is also a shared drying green. There is on-street parking.

- Communal stair
- Hall, with storage
- Living room
- Kitchen
- Three double bedrooms
- Bathroom
- Gas central heating
- Hive heating thermostat
- Double glazing
- Private rear garden
- Shared drying green
- On-street parking





## PORTOBELLO

Portobello, is situated to the east of the city centre and is a thriving and vibrant district with an excellent choice, including supermarkets, smaller specialist shops, banks and a post office on the High Street with a short stroll to Portobello Promenade and the beach/sea. 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. Quick access to the city by pass which 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 the refurbished Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5- a-side pitches. Short distances away are Portobello 9-hole golf course, Duddingston Golf Club, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs.



### Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, fridge and shed are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

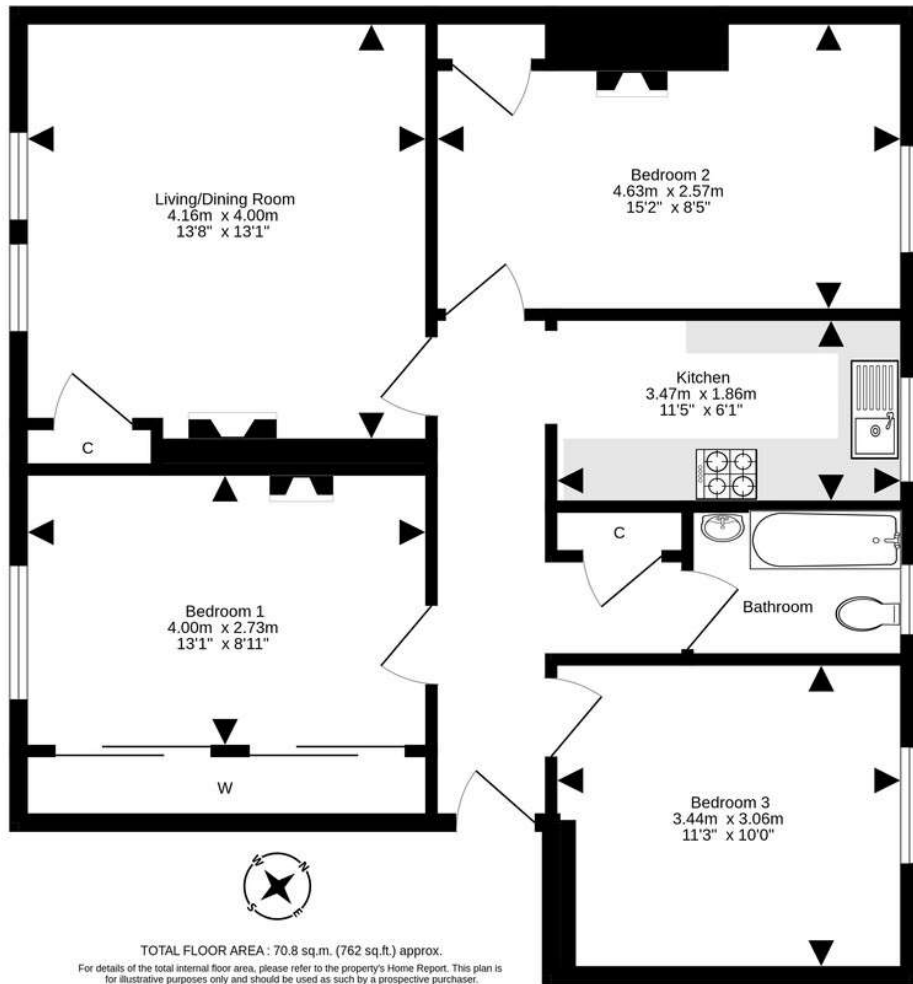
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### Home Report Valuation

£195,000

### EPC Rating

C



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates  
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ēspc

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