



94/11 Inchview Terrace
Edinburgh, EH7 6TF



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.

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.

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

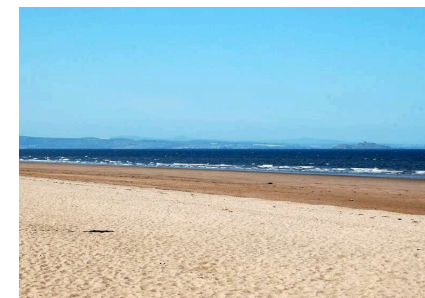
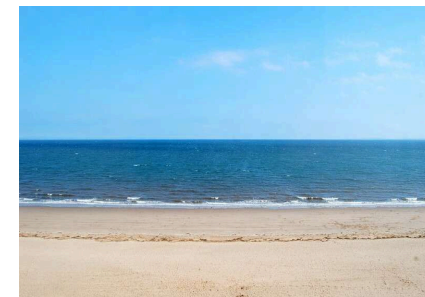
Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and Craigenlinny Golf Course.

DESCRIPTION

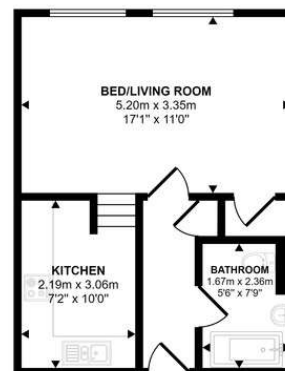
94/1 Inchview Terrace is a bright and spacious, studio flat forming part of an exclusive residential development, set within the former "A" Listed Ramsay Technical Institute and situated a short walk from Portobello Beach, Promenade and High Street. Entered through a well-maintained communal stair, via a secure door entry system with lift access, the accommodation comprises: entrance hall with an attic space; well-proportioned open plan living/bedroom with twin windows allowing natural daylight to flood in and cupboard off; contemporary kitchen and bathroom with mains operated shower over bath. Further benefits include: electric heating; sash and case glazing; private residents car park with one allocated space and additional visitor spaces; excellent local amenities and great transport links. The energy efficiency rating for this property is band C

COUNCIL TAX

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



Approx Gross Internal Area
34 sq m / 369 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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