



10/3 Marlborough Street, Edinburgh, EH15 2BG

www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this well-proportioned three bedroom first floor flat offering bright and spacious accommodation. The property forms part of a traditional tenement with shared communal gardens and on street parking. The property is ideally located in the heart of Portobello close to many local amenities and transport links. An early viewing is highly recommended.

- Reception hallway with a useful storage cupboard.
- Living room with shelved press and large walk-in cupboard.
- Kitchen off the living room with a range of wall and base units.
- Double bedroom front facing with intricate corniced ceiling and shelved press.
- Double bedroom front facing with corniced ceiling and original fireplace.
- Rear facing double bedroom with original fireplace.
- Shower room with wash hand basin and shower cubicle.
- Separate WC.
- Gas central heating.
- Sash and case windows.
- On street parking.
- Communal garden to the rear.



Location

The property is located within the highly sought-after Portobello conservation area, which lies to the East of Edinburgh city centre. The property is well positioned to take advantage of a superb range of shopping outlets at Portobello High Street, with the beach moments away. Leisure and amenity facilities on offer are first class and include a choice of bars and restaurants including the highly rated Beach House cafe. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as a sailing and kayaking club. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

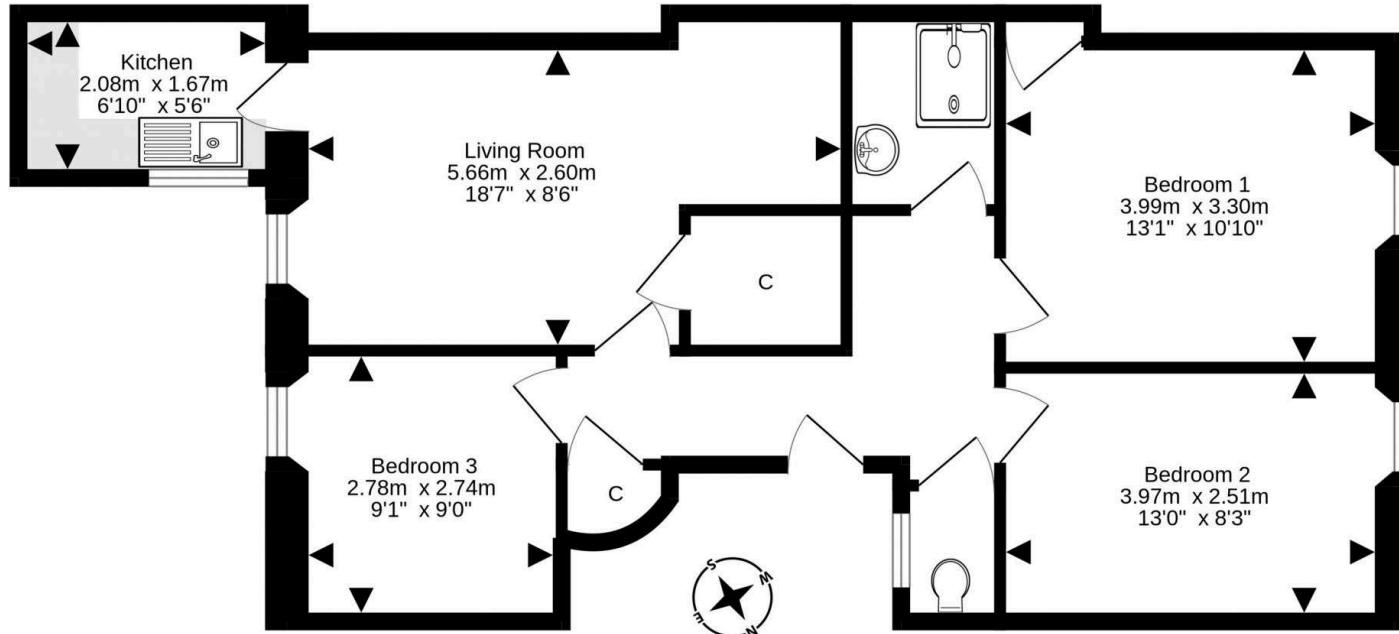
Extras

The kitchen appliances, curtains and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



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.

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