



COULTERS[©]

WELCOME TO:

WINDSOR PLACE

32/5 Windsor Place, Portobello, Edinburgh EH15 2AE



WINDSOR PLACE AT A GLANCE:



Coastal Portobello location



Traditional apartment



Generous carpeted living room



Walking distance of Portobello Beach



Private fenced garden



Superb retail, dining, and leisure amenities

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings.



A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a peaceful Portobello location with this well-presented three-bedroom traditional apartment minutes from the High Street. This top-floor home boasts bright accommodation including a tastefully renovated modern shower room as well as a rear garden. With wonderful scenic parks, well-regarded schooling, and the historic promenade and beach all within easy reach this is a must-see home.

- Light-filled living room with built-in cupboard, and a living flame gas fire.
- Modern kitchen with wall and floor units, worktops, mosaic splashback, and freestanding appliances including an oven, hob, and fridge/freezer.
- A principal double bedroom with a tasteful décor including carpeting and wall-to-wall built-in partially mirrored wardrobes.
- Two good-sized double bedrooms one with hardwood flooring and the other carpeted. Both provide ample space for furniture with one also featuring a built-in cupboard.
- Impressive renovated walk-in shower room with a contemporary suite.
- Enclosed shared rear garden with lawn, and drying area. Delightful private fenced garden with lawn featuring a useful lockable shed.
- Gas central heating and double glazing throughout.
- On-street parking.



LOCATION, LOCATION, LOCATION:

Situated in Edinburgh's coastal suburb of Portobello this property enjoys access to fantastic recreational opportunities including Windsor Place Play Park at the end of the street and seaside walks at the historic Portobello Beach and Promenade. Portobello Golf Course is also within easy reach as is a five-a-side football complex.

Minutes from the property discover the Category A-listed Victorian swimming pool with a gym and authentic Turkish baths or for younger fun, Tumbles Soft Play and Gymnastics Centre. When it comes to dining out you are spoilt for choice with renowned bars, cafès, and restaurants on the doorstep. For daily shopping needs the High Street is in walking distance with

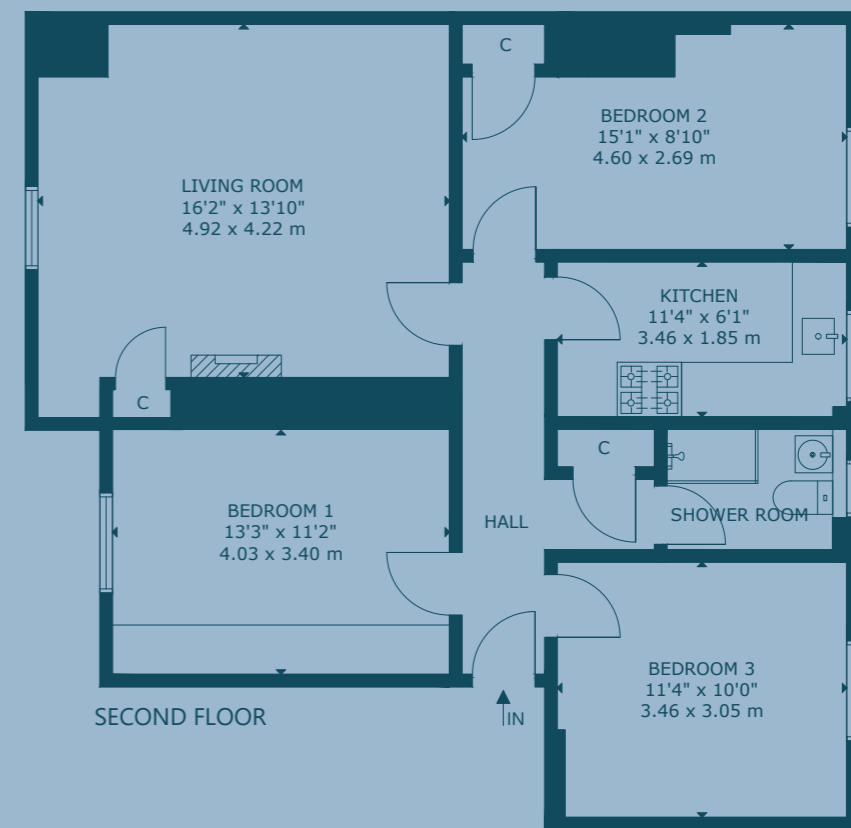
an array of independent retailers along with a Scotmid, Aldi, and Sainsbury's Local, and a 24hr Asda is a ten-minute drive. The property benefits from its proximity to Brighton Place which hosts a popular monthly farmers market selling local produce, crafts, and global street food.

Local schooling includes Towerbank Primary School and Portobello High School both a short walk, with Edinburgh private options in easy reach.

Regular bus services take you swiftly into the City Centre, and there is quick access to the A1 and City Bypass.



FLOOR PLAN:



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Approx. Gross Internal Area

843 Sq Ft - 78 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

