

COULTERS[©]

WELCOME TO:
KINGS ROAD

54/1 Kings Road, Portobello, Edinburgh, EH15 6DX



KINGS ROAD AT A GLANCE:



Coastal Portobello location



Traditional apartment



South-facing principal double bedroom



Minutes from Portobello Beach



Shared rear garden



Exceptional amenities

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Situated on the ground floor of a traditional tenement moments from the stunning expanse of Portobello Beach and Promenade this is a well-presented bright two-bedroom apartment. Offering a peaceful cul-de-sac location, it presents a wonderful opportunity for an investor or first-time buyer to purchase a comfortable home in this sought-after neighbourhood.

- Bright dining/kitchen with a pleasant rear outlook and featuring hardwood flooring, oak four-panel doors, shelving and a built-in utility cupboard.
- Kitchen with gloss white wall and floor units, splashback, and light wood-effect worktops. Freestanding appliances include an oven, hob, and dishwasher.
- Light-filled principal double bedroom. The interior features intricate cornicing, a ceiling rose and a built-in cupboard with an original oak four-panel door.
- A further comfortable carpeted single bedroom currently in use as a lounge.
- Well-presented bathroom with three-piece white suite including WC, wall-mounted shower over bath, and washbasin built into vanity.
- Gas central heating and double glazing throughout.
- Shared rear garden mainly laid to patio but with some lawn and drying areas.
- Secure entry system.
- On-street parking.





LOCATION, LOCATION, LOCATION:

Lying three miles east of the City Centre Portobello boasts miles of award-winning beach, seafront bars and restaurants, coffee shops, bistros, and independent retailers. Along with the scenic expanse of Portobello Beach and Promenade at the bottom of the street, the A-listed Victorian Portobello swimming baths with gym and authentic Turkish baths are within walking distance.

Enjoy walks at leafy parks such as Figgate Park or play golf at Craigentenny Golf Course. For relaxed indoor dining with sea views, look no further than the Portobello Beach Bistro, the bustling Beach House Café, and The Boathouse or why not try New York-style pizza from Civerinos and a sweet treat from Oscar's Gelato. Due to the abundance of independent and well-

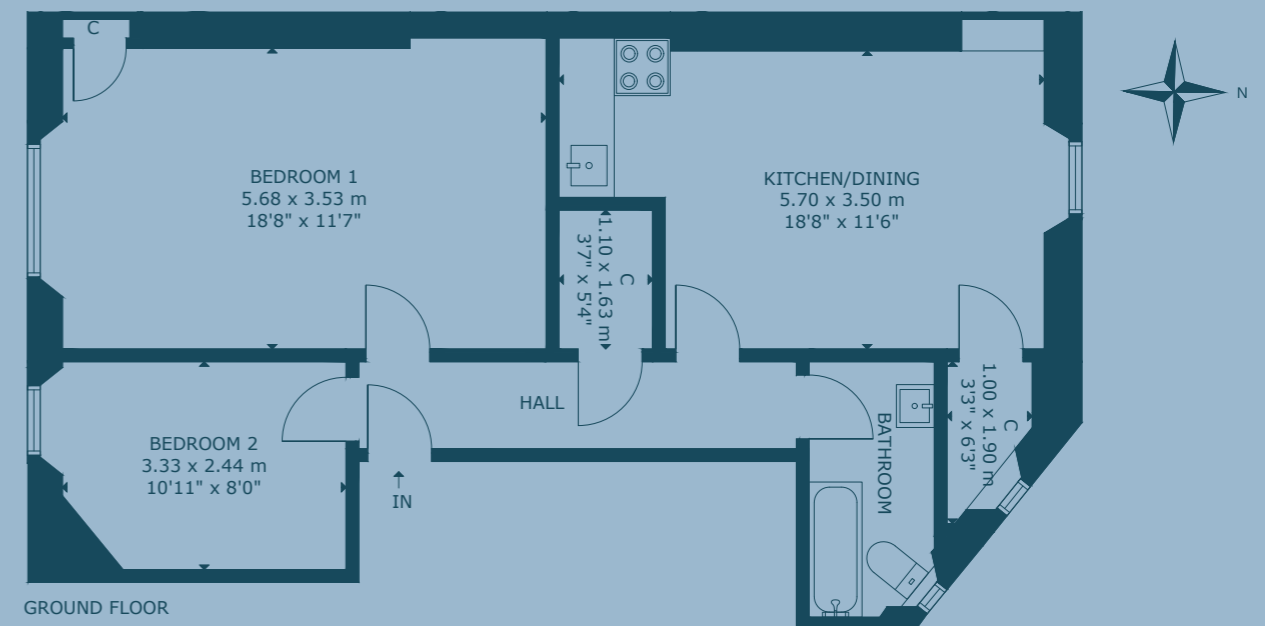
known retailers daily shopping needs are well-catered for and include an Aldi supermarket, Sainsbury's Local and Co-op along with Findlay's Butchers, Root Down Greengrocers, and The Fine Wine Company. Larger shopping requirements are met by a 24hr Asda or Morrisons, both less than a ten-minute drive away.

Local schooling includes Towerbank Primary School and Portobello High School with private options all in easy reach.

Portobello has excellent transport links with regular bus services taking you swiftly from the High Street into Edinburgh City Centre, and to East Lothian, and there is easy access to the A1 and City Bypass.



FLOOR PLAN:



54/1 Kings Road, Portobello, Edinburgh, EH15 6DX

Approx. Gross Internal Area

693 Sq Ft - 64 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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