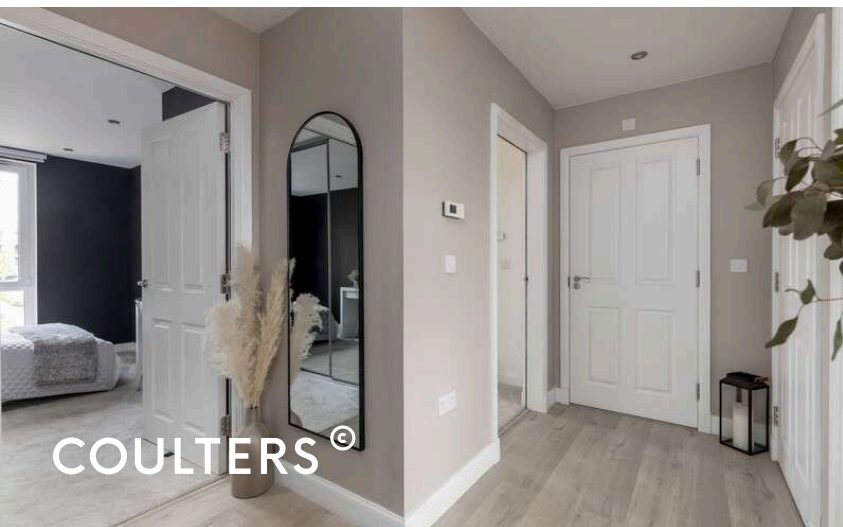


COULTERS[©]

1/3 ADAMSLAW PLACE

PORTOBELLO, EDINBURGH, EH15 1BL

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 3, 1 Adamslaw Place is an immaculately presented 2 bedroom first floor flat forming part of a highly sought after Barratt development.

The property is within a short walk of Portobello Beach and the High Street which offers a wide selection of convenience shops and independent cafes and restaurants.

The accommodation comprises - entrance hall with storage cupboard; impressive kitchen/dining/living room with stylish fitted kitchen and 2 large floor-to-ceiling windows providing an abundance of natural light and unrestricted views over the communal gardens (still under construction); principal bedroom with ensuite shower room; double bedroom 2 with large fitted wardrobe; bathroom; and utility cupboard.

KEY FEATURES

-  Immaculately presented first floor flat.
-  Shared grounds and Rosefield Park nearby.
-  Within a short walk of Portobello Beach.
-  Two double bedrooms, one with ensuite shower room.
-  Unrestricted residents parking.
-  Excellent local amenities nearby.



The well presented development has communal landscaped grounds, residents parking, secure bike shed and bin store. The flat has double glazing fitted throughout and heating and hot water are provided by a combi gas boiler.

EXTRAS

All fitted flooring, blinds and light fittings are included in the sale price as are the integrated kitchen appliances and TV unit. The wall mounted TV is excluded. Other items of furniture may be available by separate negotiation.

THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, retirees and young professionals.

There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent cafes and restaurants, most of which can be found on the high street. There is also a swimming pool and a number of lovely local parks.

The area has excellent transport links to the city with regular buses running along the High Street and Brunstane Train Station can be reach within a 10-15 minute walk.

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333

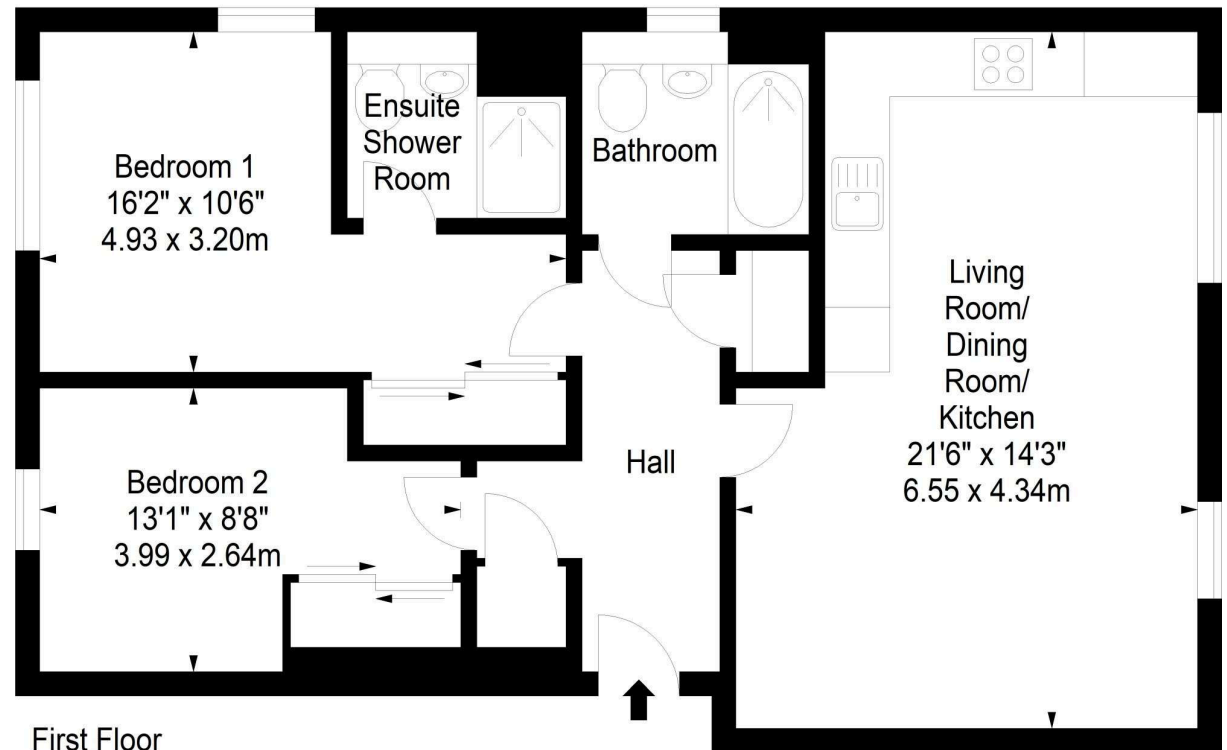
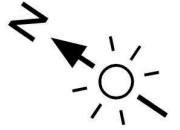


enquiries@coultersproperty.co.uk

**Adamslaw Place,
Edinburgh,
Midlothian, EH15 1BL**



Approx. Gross Internal Area
724 Sq Ft - 67.26 Sq M
For identification only. Not to scale.
© SquareFoot 2023



LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.