






COULTERS<sup>®</sup>

WELCOME TO:

# PORTOBELLO HIGH STREET

178/1, Portobello High Street, Portobello, Edinburgh, EH15 1EX

			
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## PORTOBELLO HIGH STREET AT A GLANCE:



Coastal Portobello location



Traditional Georgian property



Potential to reconfigure



Superb amenities



Two minutes from Portobello Beach



Easy access to the City Centre



## EXTRAS:

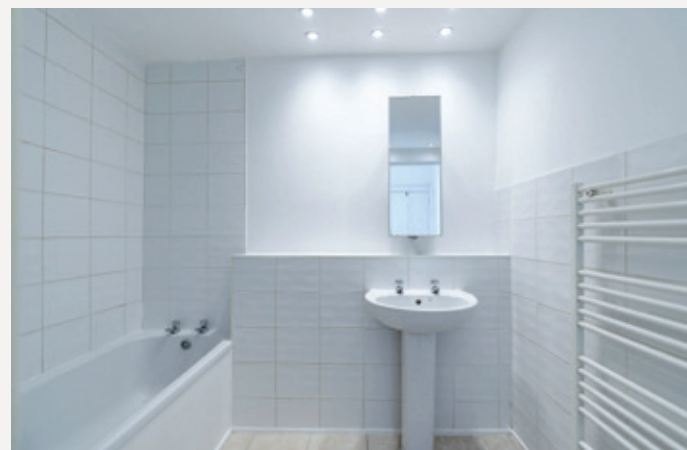
All fixtures and fittings, including; light fittings and fitted floor coverings.

## A LITTLE BIT ABOUT THE PROPERTY:

Create a desirable home in the very heart of coastal Portobello with this elegant, well-proportioned, Georgian first and top floor apartment located within a stair of 3 properties only. This property has many original and historic features and is flooded with natural light, from the striking cupola in the vestibule, to the generous northeast-facing bedrooms and kitchen diner, large top lit central hall, crisp fresh décor and painted wooden flooring.

The apartment's generous layout offers potential for multiple ways to comfortably reconfigure the layout from a 2 bed to 3 bed property. Centrally located with an abundance of amenities on its doorstep, and within easy reach of the City Centre and East Lothians beautiful coastline this home will appeal to first-time buyers and professionals alike.

- A large, sunny living room overlooking the High Street and featuring, an original Edinburgh shelved press and fireplace, with views to Arthurs Seat.
- A sizeable dining kitchen which benefits from garden, rooftop and coastal views. The kitchen comprises shaker-style wall and floor units and natural slate tile floor, matte grey worktops, integrated appliances including a stainless-steel extractor hood, gas hob, and oven, and sash and case window.
- Light principal double bedroom with a sizeable built-in cupboard, and sash and case window providing courtyard garden, rooftop and coastal views.
- Light second spacious double bedroom with a shelved Edinburgh press and sash and case window.
- Well-presented bathroom with a white suite and ceramic tiles.
- Separate WC with washbasin.
- Gas central heating and partial double glazing.
- Elegant, central, square hall with ample storage, including coat and utility cupboards, and large skylight providing an abundance of natural light within the heart of the apartment.
- Idyllic east-facing enclosed courtyard garden with private access to quiet Bath St Lane for quick and easy access to the beach.
- On-street parking with partial restrictions.









# LOCATION, LOCATION, LOCATION:

Discover two miles of award-winning beach, a charming promenade, and scenic open spaces at Edinburgh's splendid coastal suburb of Portobello. Three miles to the east of the City, it is a perfect place to escape the hustle and bustle and live a more relaxed lifestyle. Along with pleasant walks, and days spent on the beach this historic neighbourhood boasts a tastefully refurbished Category A listed Victorian swimming bath, and a five-a-side football facility.

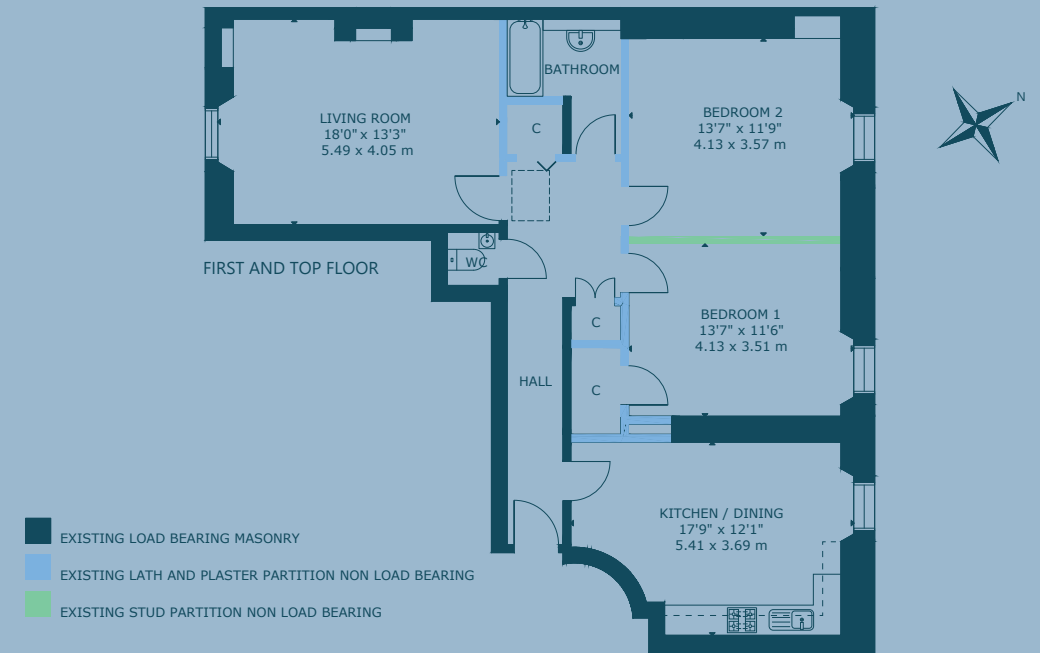
For relaxed indoor dining, look no further than the bustling Beach House Cafe and Boathouse for brunch or drinks with a seaside view or grab New York-style pizza from Civerinos. Due to the abundance of independent and well-known retailers daily shopping needs are well-catered

for and include an Aldi supermarket, Scotmid, Sainsbury's Local and Co-op along with Findlay's Butchers, Root Down Greengrocers, and The Fine Wine Company. There is also a monthly farmers market held in Brighton Park with over forty stalls selling an array of local produce, crafts, and global street food. Larger shopping requirements are met by a 24hr Asda and Fort Kinnaird Retail Park, both of which are a short drive away.

Local schooling includes Towerbank Primary School and Portobello High School with private options in easy reach. Portobello has excellent transport links with regular bus services taking you from the High Street into Edinburgh City Centre in 25 minutes, and there is easy access to the A1 and City Bypass.

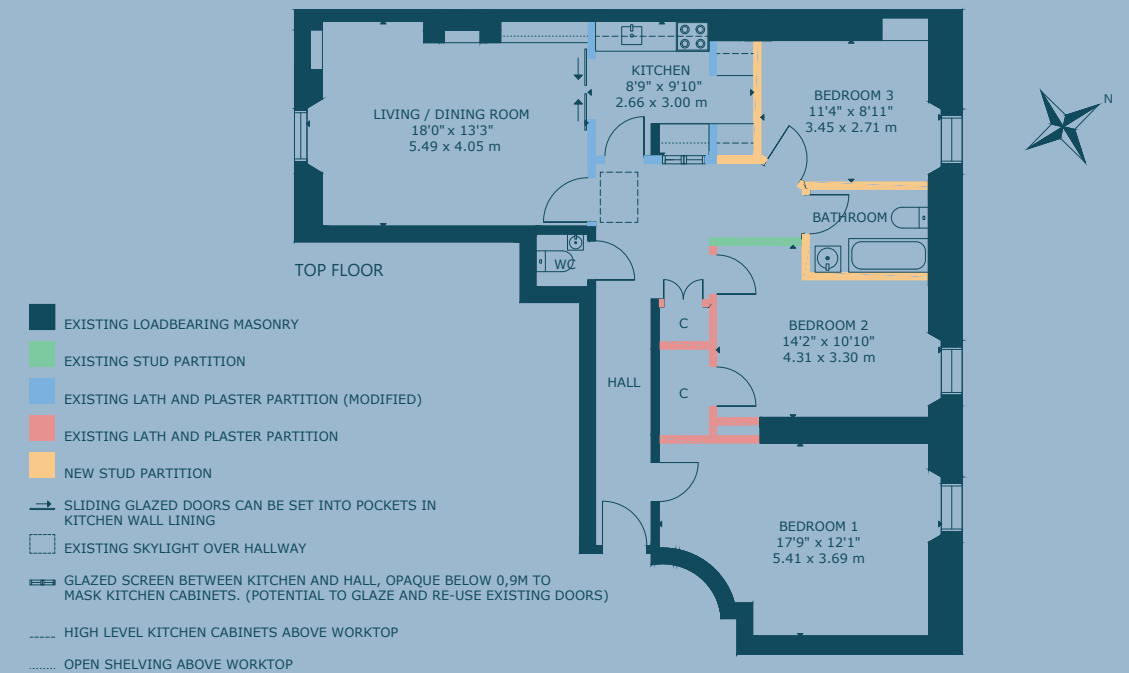


## EXISTING PLAN:



## ALTERED PLAN:

Converting from 2 double bedroom to 3 double bedroom property



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Approx. Gross Internal Area

1,055 Sq Ft - 98 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
HEAR FROM YOU:

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