

40/10 Kings Road
Portobello, Edinburgh, EH15 1DY

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"40/10 Kings Road is a beautifully presented, top floor flat situated in a short walk from Portobello Beach"

- WELL MAINTAINED STAIR
- ENTRANCE HALL
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNRESTRICTED STREET PARKING
- CLOSE TO BEACH
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





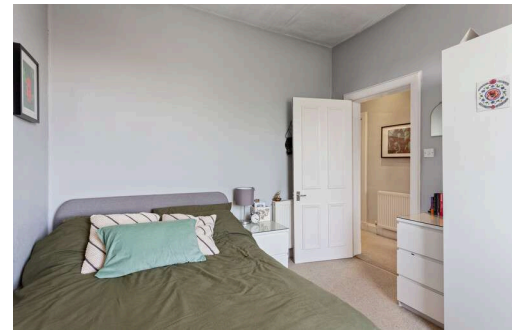
LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for by the Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll



DESCRIPTION

40/10 Kings Road is a beautifully presented, bright and spacious top floor flat, ideally situated within a few minutes' walk of Portobello Beach, Promenade and High Street.

Forming part of a traditional tenement building, the accommodation comprises: well maintained stair with secure door entry system; welcoming entrance hall with two cupboards off; front facing living room with feature fireplace; two double bedrooms situated to the rear; WC and separate bathroom with electric shower over bath.

Further benefits include: gas central heating; double glazing; communal garden; unrestricted street parking; excellent local amenities and great transport links.

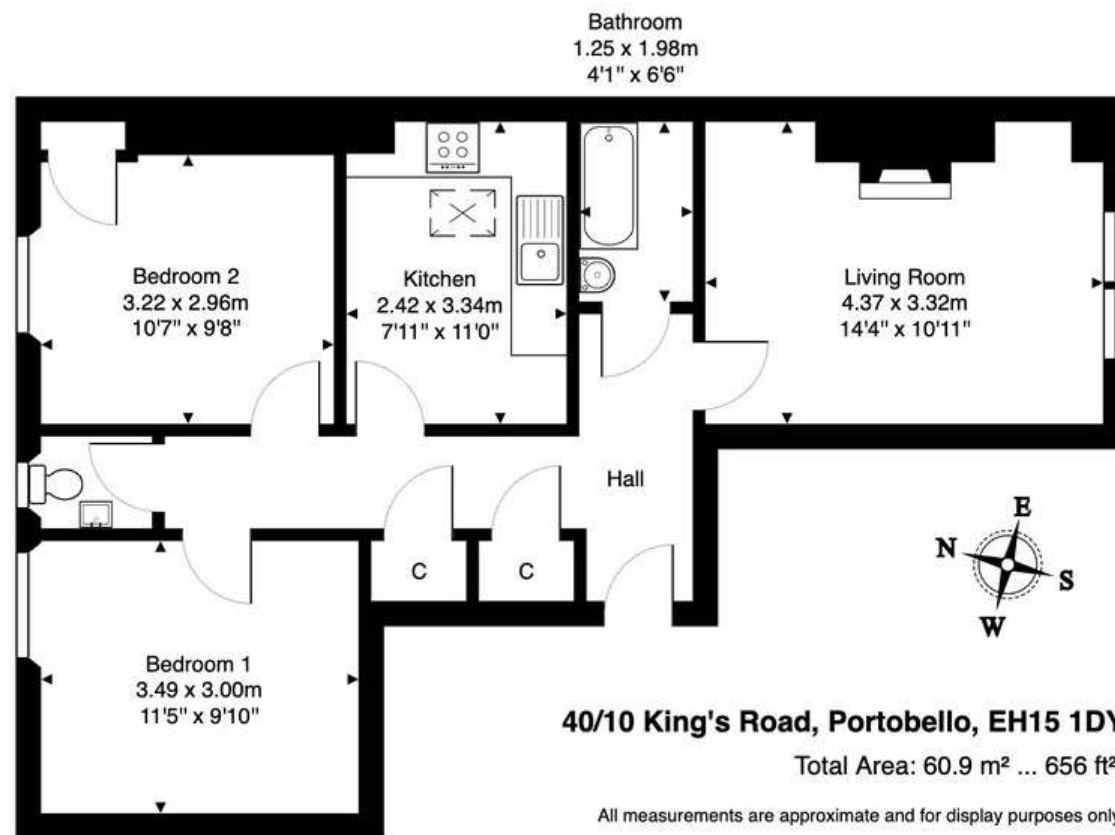
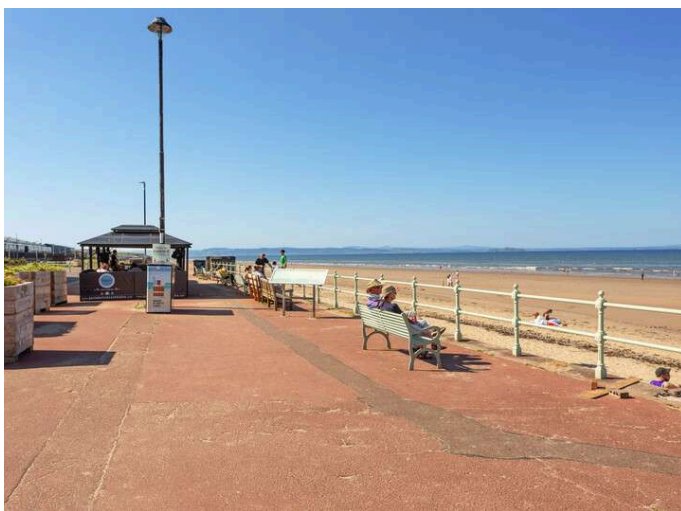
EPC RATING

The energy efficiency rating for this property is band D

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Third Floor

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