



GILSON GRAY

LAW • PROPERTY • FINANCE

32/1 KING'S ROAD

Portobello, Edinburgh, EH15 1DY



This traditional, one-bedroom, first-floor flat has a desirable position in Portobello, set just a stone's throw from the long golden beach. It is also within walking distance of excellent amenities and transport links, providing easy access to the city centre. The home has lightly decorated interiors and a leafy communal garden. It will appeal to a broad demographic, including city professionals and rental investors, and those seeking a coastal lifestyle.

Extras: integrated appliances and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

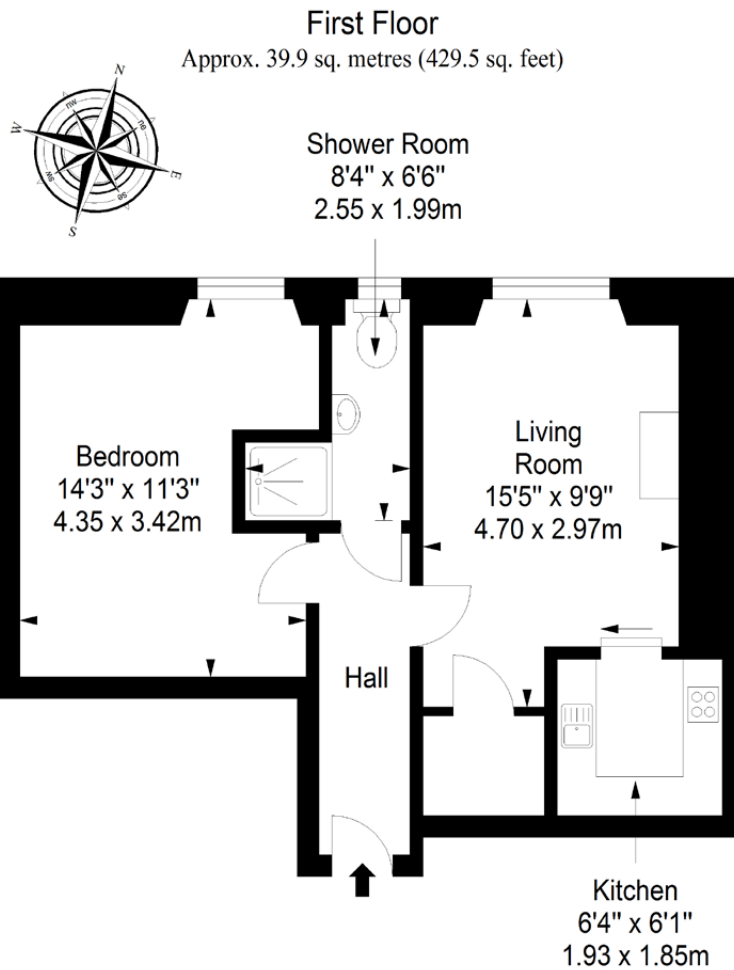
FEATURES

- Well-presented first-floor flat
- Part of a traditional tenement
- Envidable position in Portobello
- Central entrance hall
- Living room with built-in storage
- Well-appointed kitchen
- Large double bedroom
- Three-piece shower room
- Communal garden and drying area
- Unrestricted on-street parking
- EPC Rating - C
- Council Tax Band - A



"WELL-APPOINTED
KITCHEN, A
LARGE DOUBLE BEDROOM
AND A THREE-PIECE
SHOWER ROOM"





EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008