### **32/1 KING'S ROAD** Portobello, Edinburgh, EH15 1DY

•

21-2

APPRIL A

NUN



9

21

1





# $\bigcirc$

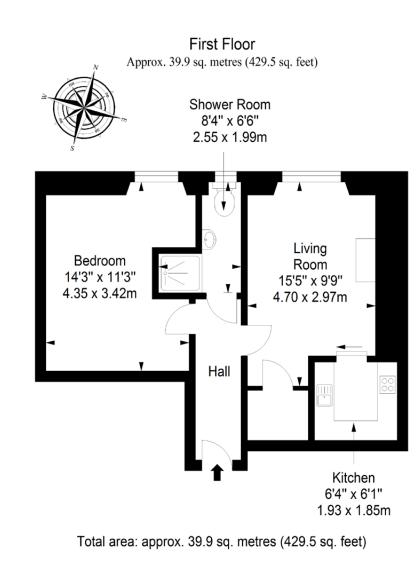
This traditional, one-bedroom, first-floor flat has a desirable position in Portobello, set just a stone's throw from the long golden beach. It is also within walking distance of excellent amenities and transport links, providing easy access to the city centre. The home has lightly decorated interiors 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
- Enviable 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





GILSONGRAY

#### GILSONGRAY.CO.UK

#### 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

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.

f gilson gray property in gilson gray property

🖸 @gilsongrayprop

**O**nTheMarket

@gilsongrayprop

espc CHARTERED FIRM

PROTECTED