



11/6 James Street
Edinburgh, EH15 2DT

A

"11/6 James Street is a top floor, stone built 3 bedroom flat with stunning front and rear aspects along Portobello beach and over to Fife"

- COMMUNAL ENTRANCE
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- VERY CLOSE TO BEACH





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. 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 Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and five a side football pitches.

COUNCIL TAX

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



DESCRIPTION

11/6 James Street is a top floor, stone built 3 bedroom flat with stunning front and rear aspects along Portobello beach and over to Fife. Requiring modernisation throughout and with direct access out on to a shared roof space, with the possibility of converting into a private roof terrace subject to necessary permissions and acquisition, early viewing is highly recommended. The accommodation comprises: welcoming hallway with storage cupboard; generous living room with access to roof; front facing double bedroom 1 with beautiful aspects from ornate, bespoke windows; double bedroom 2 with wardrobe space; double bedroom 3 with wardrobe space; bright, rear facing kitchen and family bathroom. Further benefits include double glazing and on street parking.

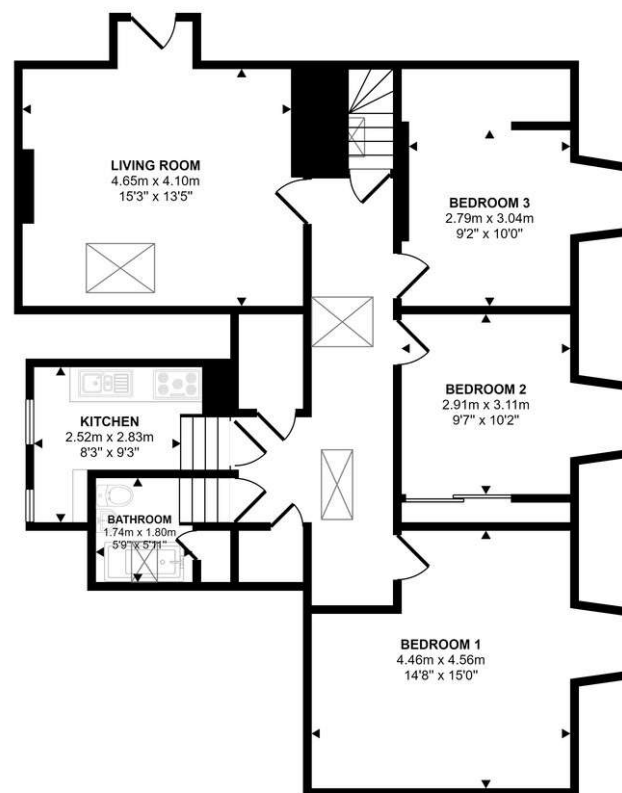
EPC RATING

The energy efficiency rating for this property is band G.

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.



Approx Gross Internal Area
101 sq m / 1084 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

ēspc

zoopla

OnTheMarket

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565