



**RALPH SAYER**  
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# 4/1, ADELPHI GROVE

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**PORTOBELLO EH15 1AP**



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## 4/1, ADELPHI GROVE

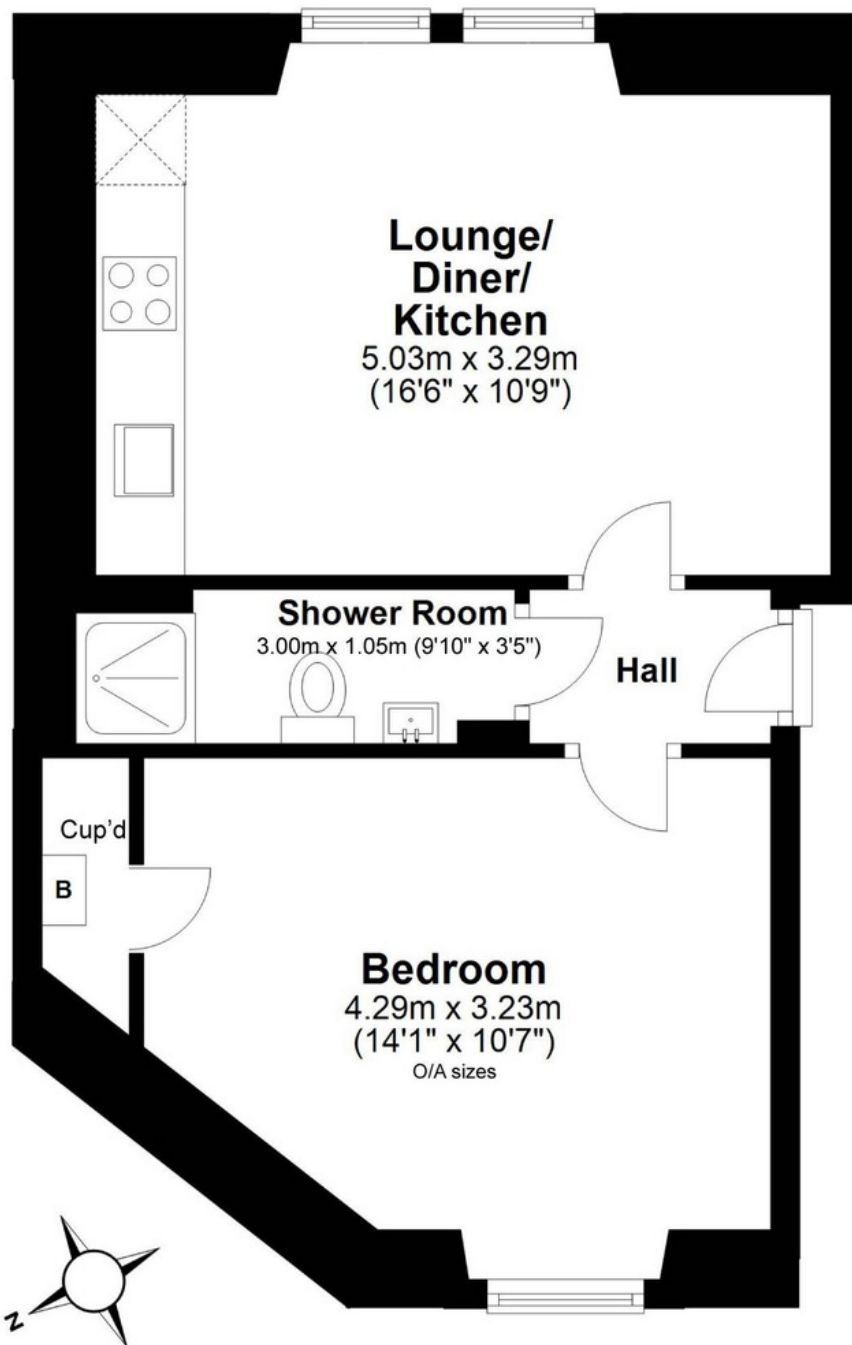


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Enjoying a quiet position on a 'cul-de-sac' street and only a short stroll from popular Portobello promenade and beach, this one bedroom first floor tenement flat offers a delightful home with easy access to the city centre.

# FLOORPLAN



## First Floor

Approx. 37.7 sq. metres (406.3 sq. feet)

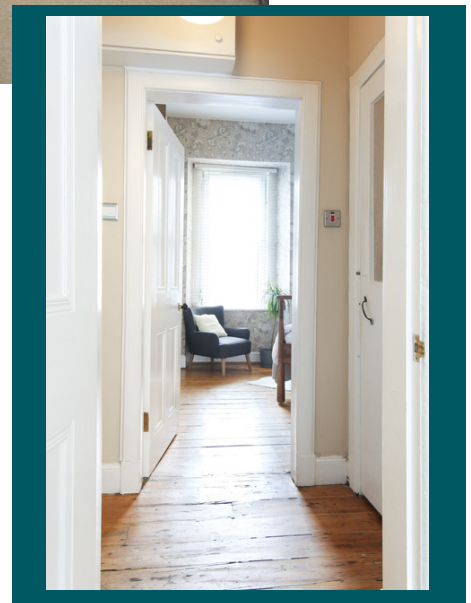
TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567  
EMAIL [PROPERTY@RALPHSAYER.COM](mailto:PROPERTY@RALPHSAYER.COM)  
[WWW.RALPHSAYER.COM](http://WWW.RALPHSAYER.COM)

# charming period character

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On entering, a flight of stairs leads to the first floor shared covered balcony, where a small shared hallway leads to the front door. Behind the door is a small entrance hall, with a bright main reception room on your right. Enjoying a front facing position this open plan space has been perfectly laid out into cohesive lounge, dining and cooking zones – for relaxed entertaining, where a twin recessed casement window floods the generous room with light. Fitted along one wall and maximising the tall ceilings, the stylish wood finish kitchen has been perfectly designed and incorporates a fully integrated fridge/freezer. To the rear, enjoying an outlook over the balcony and gardens, is the appealing double bedroom offering flexible scope for various furniture configurations, plus leading off the bedroom is a large store cupboard. Completing the accommodation is an attractive shower room, where stunning ‘pearlescent’ tiles finish the shower enclosure. The property benefits from gas central heating and double glazing throughout, ensuring a warm home all year round. Externally, there is a shared wall garden with a row of spacious sheds (one per flat).







## PORTOBELLO

Portobello is a historic seaside town, lying on the outskirts of Edinburgh and only a 15 minute journey into the city centre, making it a popular choice for city professionals and family's. The main attraction is it's beautiful sweeping crescent beach and promenade, a 'playground' for all and a popular destination on a sunny weekend. The High Street offers a wealth of amenities, including big high street names and small independent traders, along with a thriving cafe/bar culture. More extensive shopping can be found at nearby Fort Kinnaird which also has cinema and gym. As well as the beach, for leisure activities, there are the historic Turkish Baths (now Portobello Swim Centre) with swimming pool and gym, a five aside football facility and a couple of local golf courses. The area is serviced by a regular bus routes and there direct access to the A1 and the City Bypass.





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#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.