



61/6 Park Avenue

PORTOBELLO | EDINBURGH | EH15 1JP



MURRAY
BEITH
MURRAY



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61/6 Park Avenue is an exceptional ground floor duplex apartment forming part of a converted B-listed former schoolhouse, set within beautifully maintained communal garden grounds and with an allocated parking space.

Welcoming hall with large storage cupboard; generous living room / dining room; breakfasting kitchen with a range of wall mounted and floor standing units and integrated appliances; guest WC; double bedroom 1; double bedroom 2; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over.

Allocated parking space. Un-restricted on-street parking.

Electric heating. Double glazing.

Extras

The integrated appliances include the oven, gas hob and dishwasher, together with the fridge freezer and washing machine are all included in the sale. All other fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen".

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The following note is of crucial importance to intending viewers and/or purchasers of the property.

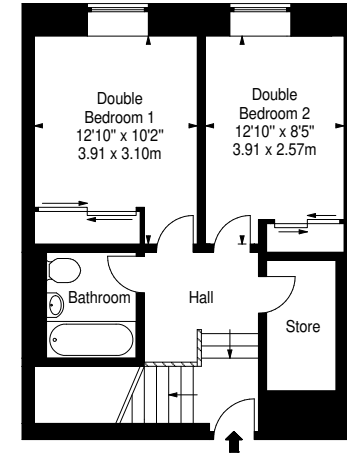
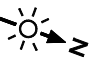
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

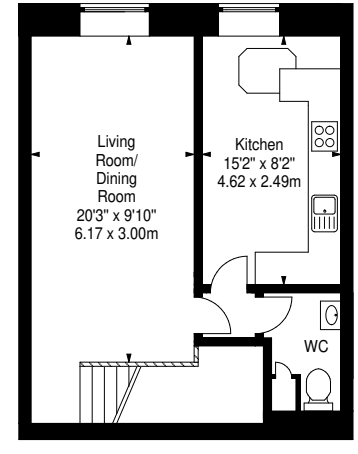
Park Avenue,
Edinburgh, EH15 1JP



Approx. Gross Internal Area
886 Sq Ft - 82.31 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



First Floor



Location

Park Avenue sits in the popular and highly sought-after residential neighbourhood of Portobello. The area is served by an excellent range of local amenities including a wide selection of shops, bars and restaurants in Portobello whilst also conveniently located for the retail parks of Meadowbank and Fort Kinnaird. Leisure and recreational facilities include Portobello's fine beach and promenade as well as Arthurs' Seat and the wide-open spaces of Holyrood Park and some great local golf courses including Duddingston Golf Club. Schooling is also well presented from nursery to senior level. There is good road access to the City Bypass and the main motorway network of central Scotland and an excellent bus service connecting to the City Centre and other parts of Edinburgh is available from Duddingston Road. Brunstane train station provides quick access to Waverley with normal journeys taking around 7 to 10 minutes.