

CHARTERS<sup>©</sup>

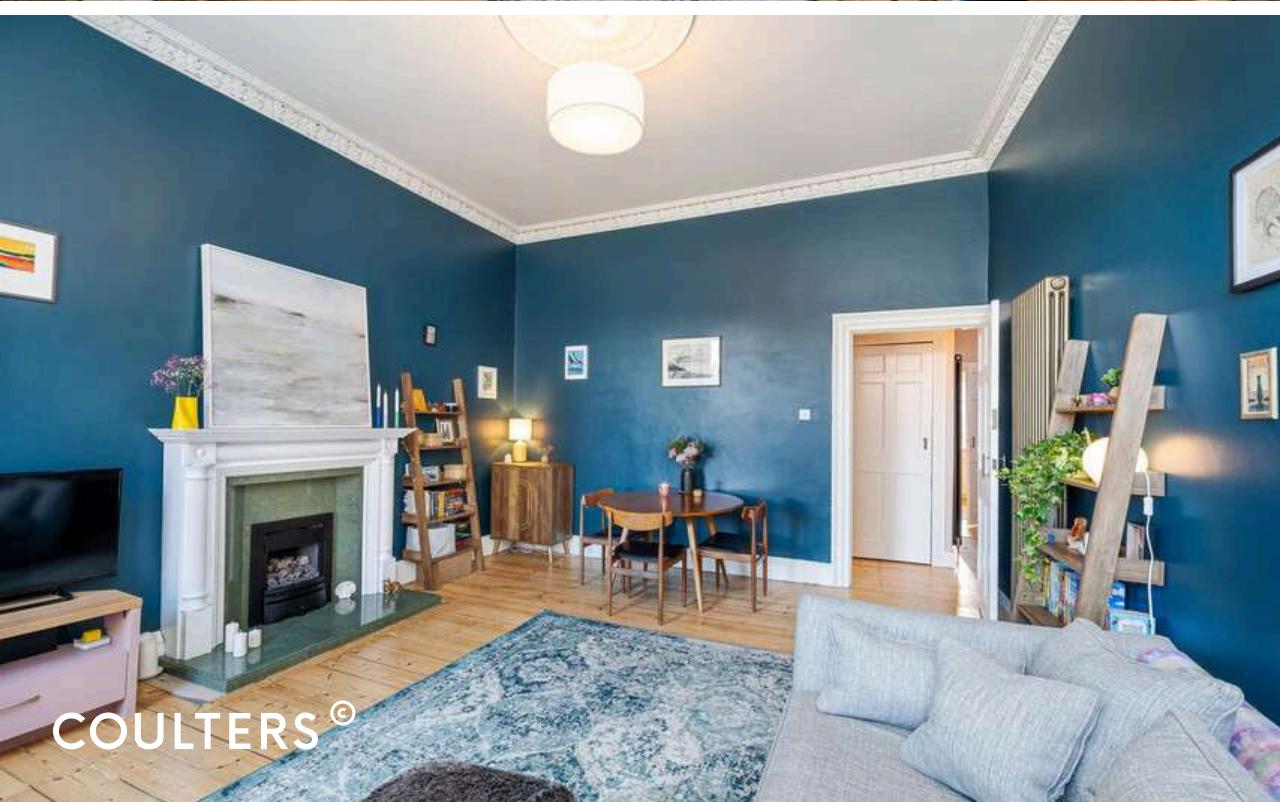
# 30 (1F1) MARLBOROUGH STREET

PORTOBELLO, EDINBURGH, EH15 2BG

2 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

Located on a beautiful street in the heart of Portobello, 30 (1F1) Marlborough Street is a well presented two-bedroom upper flat forming part of a B Listed Georgian Villa. Being only a stone's throw away from Portobello Beach and all the trendy amenities it has to offer, this property would make the perfect home.

The main door of the building leads to a shared vestibule and then onto a staircase which leads to the welcoming hallway filled with natural light from a large skylight. The spacious sitting room features wooden flooring, feature fireplace and charming cornicing

## KEY FEATURES



Well presented upper flat.



Two double bedrooms and separate box room.



Private south-facing private garden.



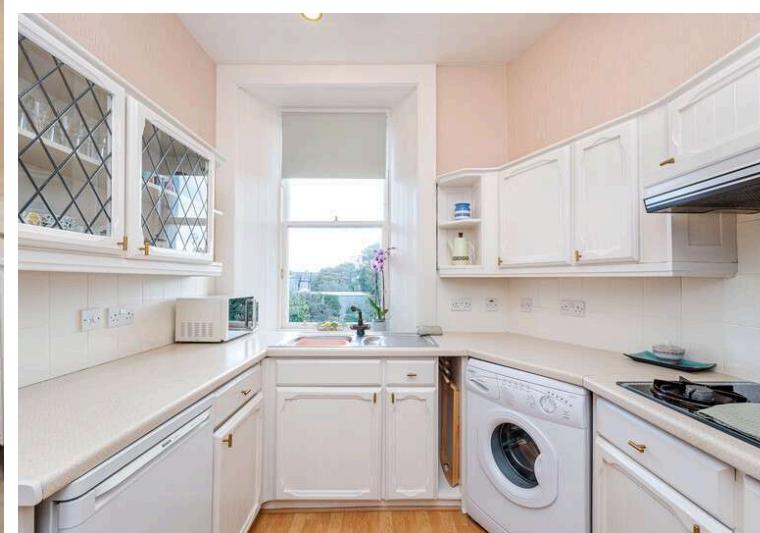
Unrestricted on street parking.



In the heart of Portobello and all its fantastic amenities.



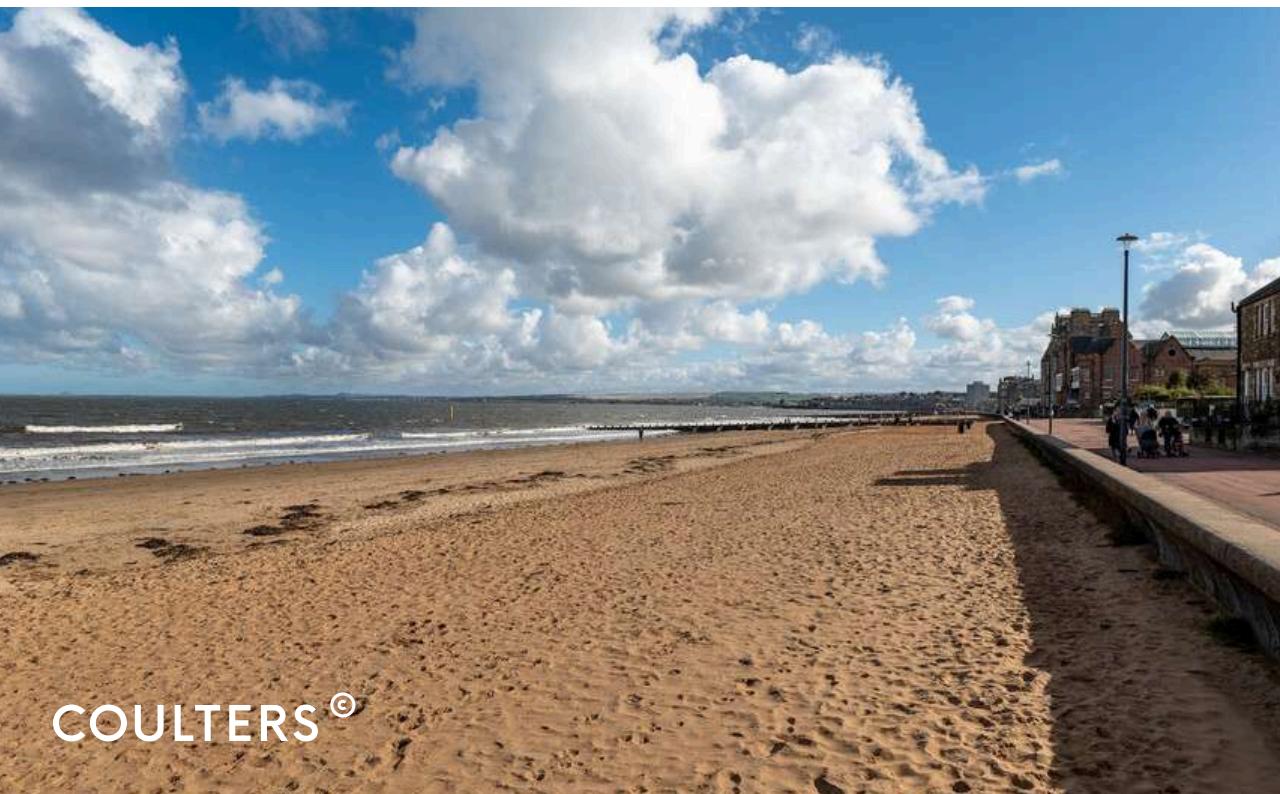
A stone's throw away from Portobello Beach.



The kitchen is situated to the rear of the property and benefits from lovely views over the garden. It has a range of wall and floor mounted cabinets and integrated appliances including, double oven, four ring gas hob and extractor hood.

Two well-proportioned double bedrooms, a three-piece family bathroom with overhead shower and versatile boxroom/home office complete the accommodation.

Externally the property hosts a private south facing rear and side garden with fantastic, shed storage and a range of shrub beds and lawn area.



## THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, retirees and young professionals.

There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent cafes and restaurants, most of which can be found on the high street. There is also a swimming pool and a number of lovely local parks.

The area has excellent transport links to the city with regular buses running along the High Street and Brunstane Train Station can be reached within a 10-15 minute walk.

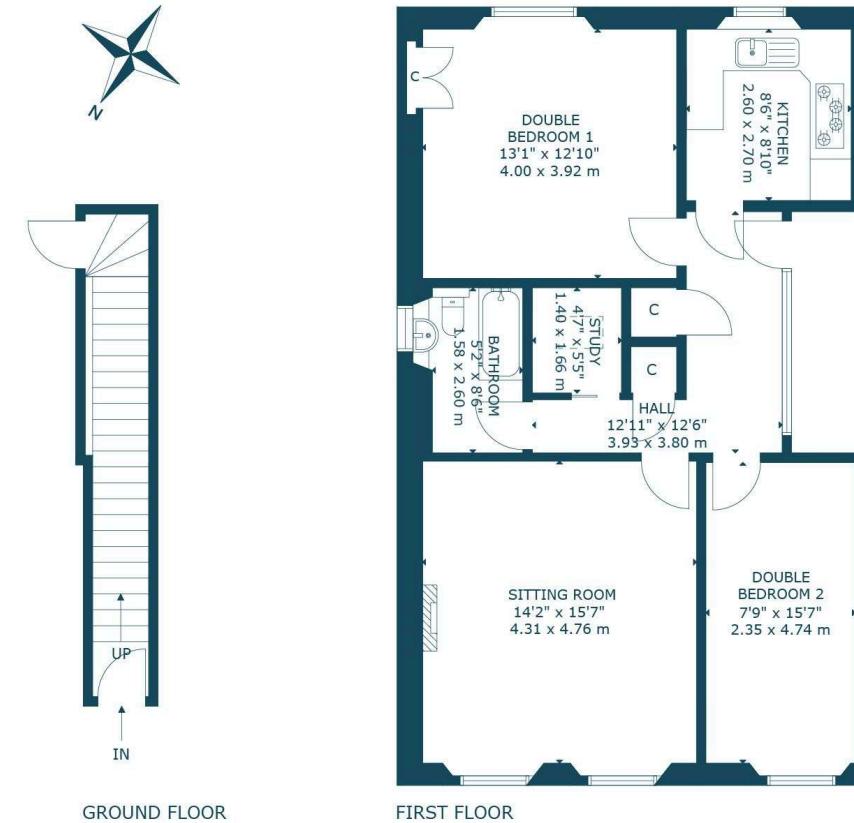
Add information here about the local area.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



COULTERS®



30 (1F1) MARLBOROUGH STREET, PORTOBELLO, EDINBURGH, EH15 2BG

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 893 SQ FT / 83 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.