



RALPH SAYER
SOLICITORS & ESTATE AGENTS

30(1F1) Marlborough Street
Portobello, Edinburgh EH15 2DG

30(1F1) Marlborough Street

Tucked away on a quiet street in the heart of Portobello, just a stone's throw from the beach and promenade, this stunning, two double-bedroom upper flat forms part of a 'B' listed, stone-built Georgian villa.

Characterised by magnificent period proportions, the main door opens into a welcoming shared entrance vestibule. From here, a private entrance staircase ascends to the exceptional accommodation on the first floor, which is flooded with natural light courtesy of a skylight and stylish glazed partition, creating wonderfully light and airy spaces. The elegant sitting room features high ceilings, ornate cornicing, and a feature fireplace. The kitchen has a lovely outlook over the gardens and is well appointed with fitted cabinets, built-in double gas oven, and a gas hob.

Of particular note, the property benefits from a large sheltered 'suntrap' of a private garden to the rear, and an area of private garden to the side.

Property Summary

- Wonderful location, just a stone's throw from Portobello beach & promenade
- Stone-built 'B' listed upper villa
- Characterful period interiors
- Elegant sitting room with fireplace
- Well-appointed kitchen
- Two large double bedrooms
- Quality three piece bathroom
- Box room/home office
- Newly restored wooden floors
- Gas central heating with newly installed boiler and radiators
- Refurbished sash and casement windows
- Sunny private rear garden with large shed/workspace & potting shed; side gardens.
- EPC Rating - D | Council Tax Band - C

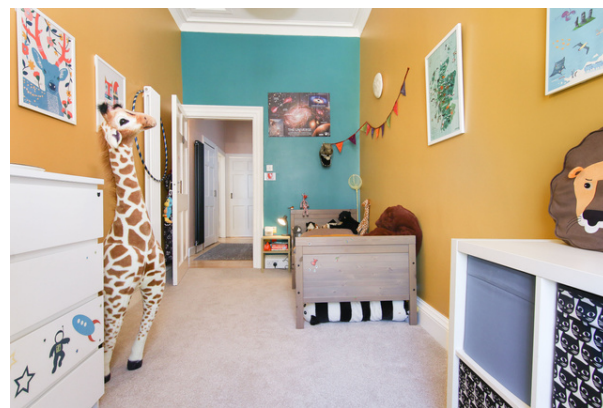






Stunning characterful
period upper villa,
boasting generous
proportions







Both bedrooms offer great proportions and share a stylish three-piece bathroom. Excellent storage is provided by a large box room/home office and two hall cupboards. Externally, the flat enjoys a private sunny rear garden, which has a large garden shed and potting shed (included in the sale).

Extras: all fitted floor coverings, window coverings and kitchen appliances including: gas hob, double gas oven, under-counter fridge, small freezer, to be included in the sale.



Portobello, Edinburgh

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.

Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

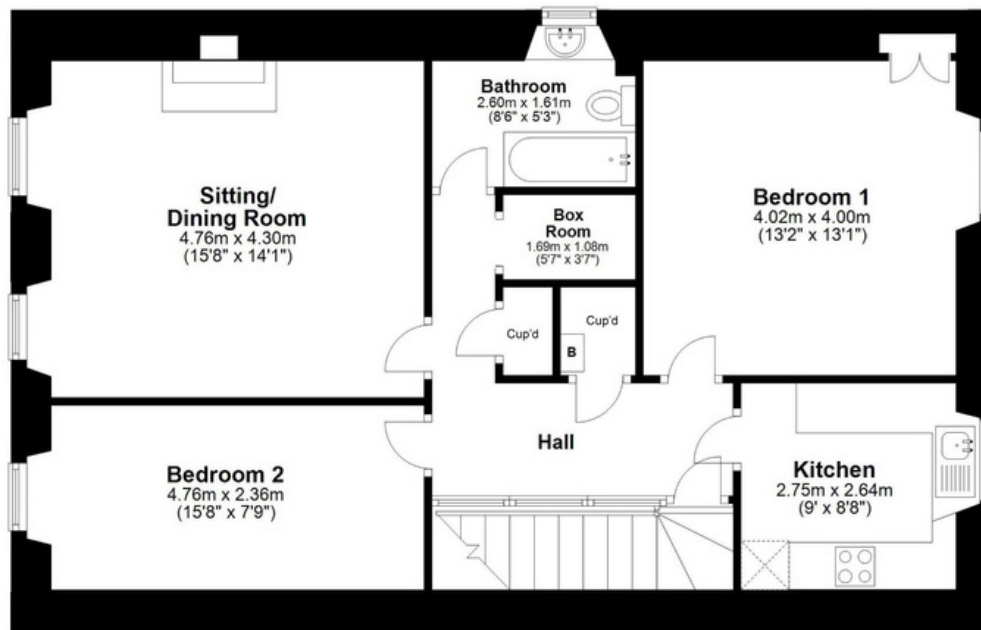
property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

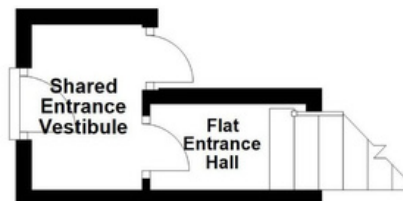
DISCLAIMER

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.



First Floor

Approx. 80.8 sq.metres (869.5 sq. feet)



Ground Floor

Approx. 5.3 sq. metres (57.0 sq. feet)

