



**9/4 Adelphi Place**  
**Edinburgh, EH15 1BG**



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.

## 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 aside football pitches.

## DESCRIPTION

9/4 Adelphi Place is a well presented, two bedroom first floor flat ideally situated to take advantage of Portobello's vast amenities.

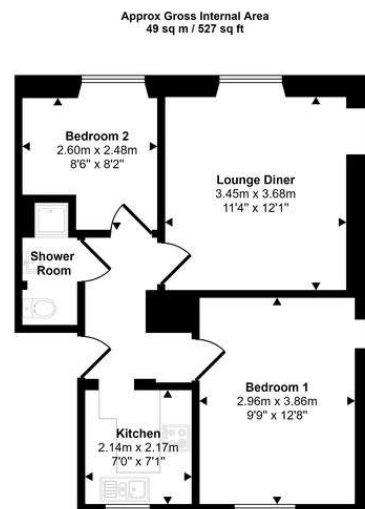
Entered through a well-maintained stairwell, the accommodation comprises: welcoming entrance hallway; bright and spacious living / dining room with feature fireplace and shelved recess; well-equipped kitchen with integrated electric oven and gas hob; generously sized double bedroom 1 with shelved recess; double bedroom 2 and internal shower room with mains operated shower.

Further benefits include: gas central heating; double glazing; excellent storage facilities provided via modern Ikea wardrobes; unrestricted street parking; great transport links; within a few minutes' walk of Portobello beach, promenade and high street.

The energy efficiency rating for this property is band C

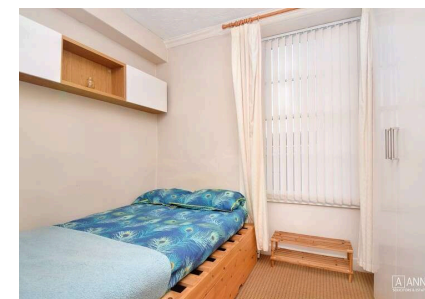
## COUNCIL TAX

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



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.



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