



82/7 Inchview Terrace
Edinburgh, EH7 6TF



"82/7 Inchview Terrace is a beautifully presented, three bedroom top floor flat with impressive sea views"

- WELL MAINTAINED STAIRWELL
- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- ENSUITE SHOWER ROOM
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- SEA VIEWS
- VIEWS OF ARTHURS SEAT
- ALLOCATED PARKING SPACE
- LANDSCAPED GROUNDS
- EXCELLENT AMENITIES
- GREAT TRANSPORT LINKS





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 a side football pitches.

COUNCIL TAX

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

DESCRIPTION

82/7 Inchview Terrace is a beautifully presented, three bedroom top floor flat with stunning sea views and views of Arthurs' Seat. Forming part of an exclusive residential development, the property is located a short walk from Portobello Beach, Promenade and High Street.

Entered through a well-maintained stairwell via a secure door entry system, the accommodation comprises: welcoming entrance hall with cupboard off; living / dining room dual aspect windows; well-equipped kitchen with integrated appliances and cupboard off; double bedroom 1 with built-in wardrobe, picturesque views of Arthurs' Seat and ensuite shower room; double bedroom 2 with built in wardrobe and sea views; double bedroom 3 with sea views and deep storage cupboard and contemporary bathroom with shower over bath.

Further benefits include: electric heating; double glazing; move-in condition; manicured communal grounds; allocated parking space; excellent local amenities and great transport links.

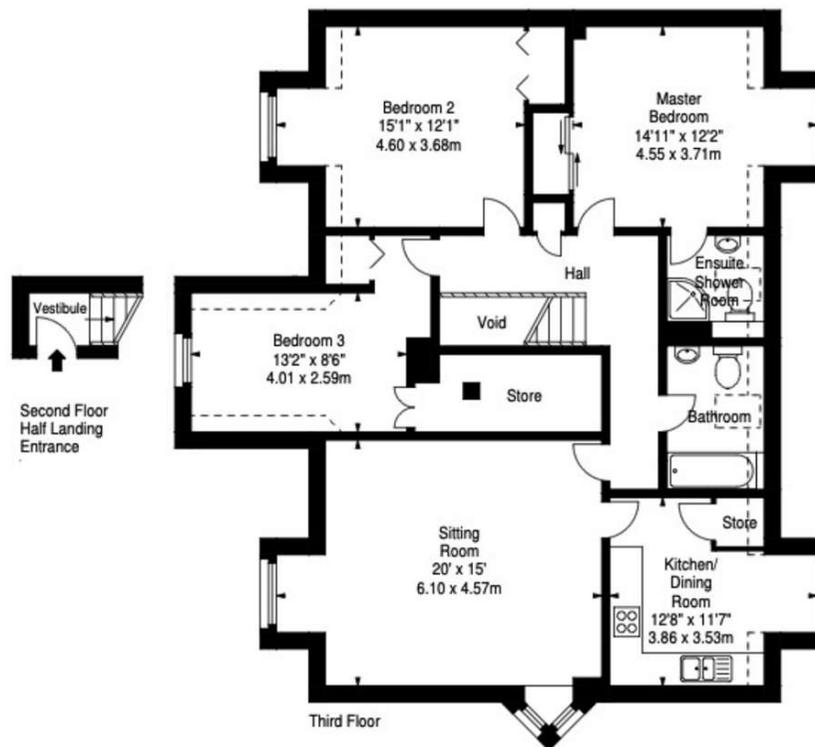
EPC RATING

The energy efficiency rating for this property is band D

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.



**Inchview Terrace,
 Edinburgh,
 Midlothian, EH7 6TF**
 Approx. Gross Internal Area
 1236 Sq Ft - 114.82 Sq M
 For identification only. Not to scale.



266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
 Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565

