



8/1 Bridge Street Lane
Portobello, EH15 1BZ



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 a-side football pitches.

DESCRIPTION

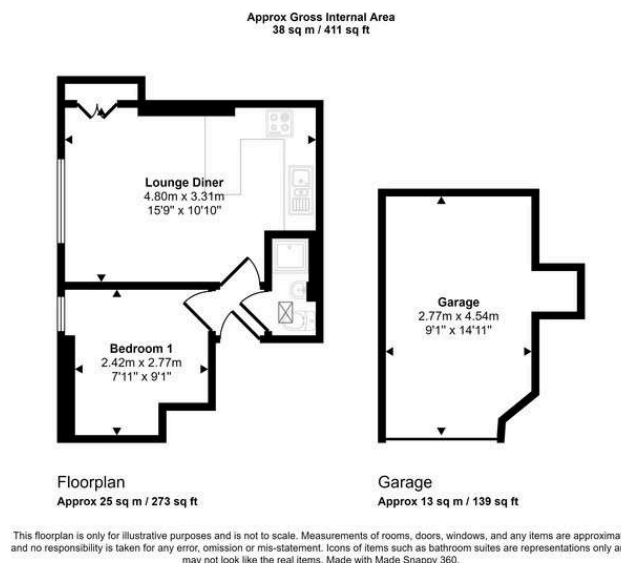
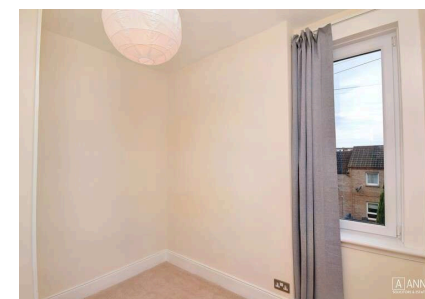
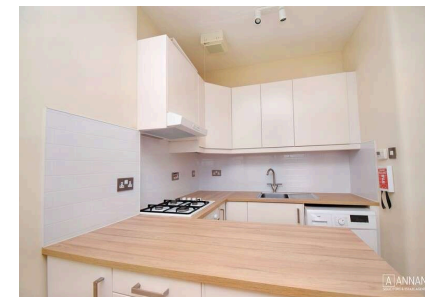
8/1 Bridge Street Lane is a rarely available, one bedroom upper flat situated within a few minutes' walk of Portobello beach, promenade and high street. The accommodation, which would be an ideal first time buy or buy to let investment, comprises: entrance hall; open plan living room/ fitted kitchen; bedroom and shower room with mains operated shower. Further benefits include: gas central heating; double glazing; garage, with electricity and water located underneath property; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band D

COUNCIL TAX

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



A ANNAN
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