



GILSON GRAY

LAW • PROPERTY • FINANCE

16/7 FISHWIVES' CAUSEWAY,
Portobello, Edinburgh, EH15 1DH



This modern third-floor apartment is within a much sought-after coastal development located in desirable Portobello. It is set within easy reach of excellent amenities, bars, and eateries, and regular transport links for a swift commute into the city centre. Furthermore, the residence is just a short walk from the beautiful sandy beach. The apartment itself provides buyers with a blank canvas, which requires redecorating. It also offers sociable open-plan living complete with a quality kitchen and a Juliet balcony to admire the elevated views. The property also includes two washrooms and great built-in storage.

Extras: an integrated oven, gas hob, and fridge/freezer, and an undercounter washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- A spacious third-floor apartment
- Part of a modern development
- Situated in sought-after Portobello
- Neutral interiors throughout
- Secure entry system
- Welcoming hall with two cupboards
- Open-plan kitchen/living room
- Principal suite with Juliet balcony
- Second double bedroom
- En-suite shower room
- Modern family bathroom
- Well-kept communal garden grounds
- Ample residents' parking



"A MODERN
APARTMENT WITHIN A
SOUGHT-AFTER
DEVELOPMENT IN THE
COASTAL SUBURB OF
PORTOBELLO"



EPC RATING:

B

COUNCIL TAX BAND:

D

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

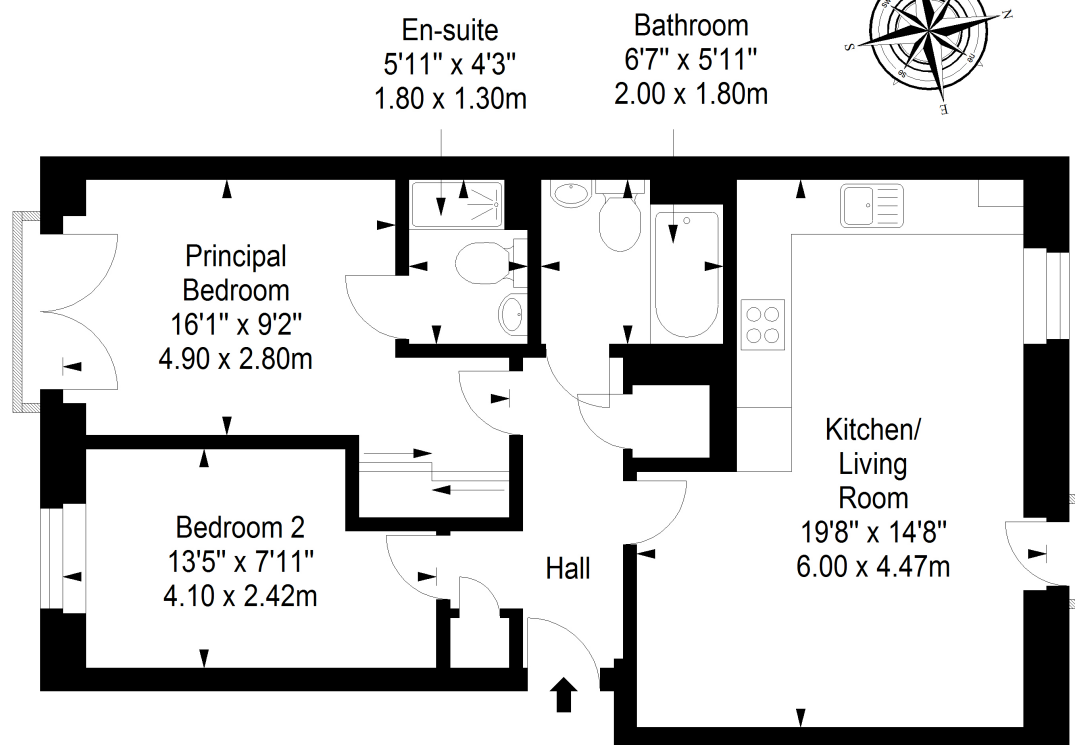
2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

Third Floor Approx. 60.0 sq. metres (645.9 sq. feet)



Total area: approx. 60.0 sq. metres (645.9 sq. feet)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.