

**1 B Marlborough Street**  
**Edinburgh, EH15 2BD**



# "1B Marlborough Street is a rarely available and contemporary 2-bedroom terraced home"

- ENTRANCE VESTIBULE
- HALL
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GOOD LOCAL AMENITIES
- EXCELLENT 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.

## COUNCIL TAX

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

## DESCRIPTION

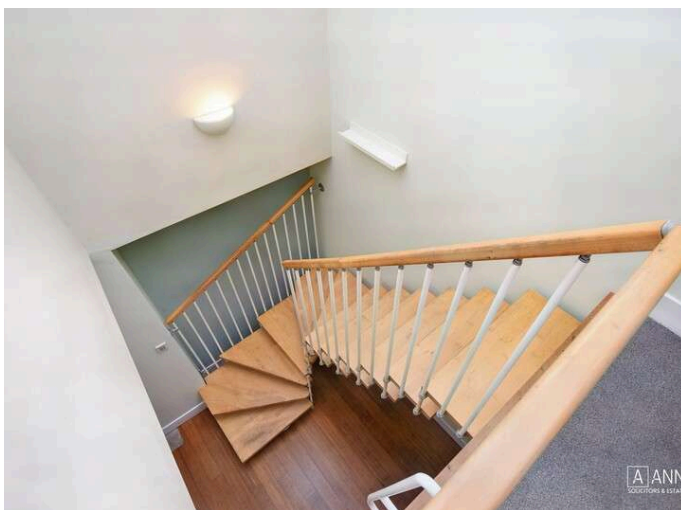
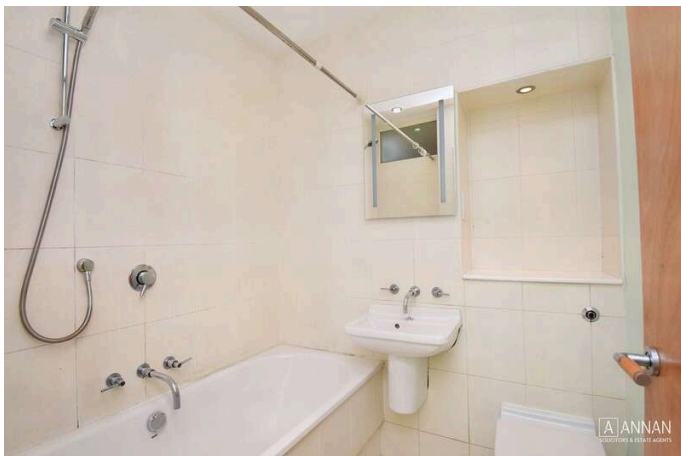
1B Marlborough Street is a rarely available and contemporary 2-bedroom terraced home, situated in the heart of Portobello. Within a short walk to the vast amenities of Portobello High Street, the beach and Promenade as well as offering a wealth of space internally, this well-presented property offers immense appeal to a variety of buyers. The accommodation comprises: shared communal entrance; entrance vestibule; spacious living room/diner with ample storage cupboards off and a bespoke feature stairway with motorised Velux windows offering an abundance of natural light; fitted kitchen with ample floor and wall mounted storage cupboards; double bedroom 1 and 2, both with fitted wardrobes, newly laid carpet and Velux windows and a tiled family bathroom with mains fed shower over bath which completes the accommodation on offer. Further benefits include: double glazing; gas central heating and on street parking.

## EPC RATING

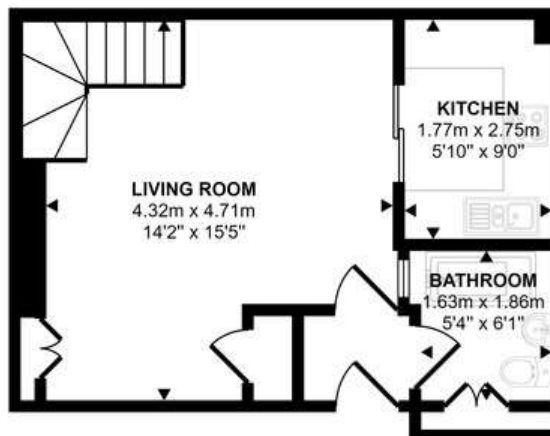
The energy efficiency rating for this property is band D.



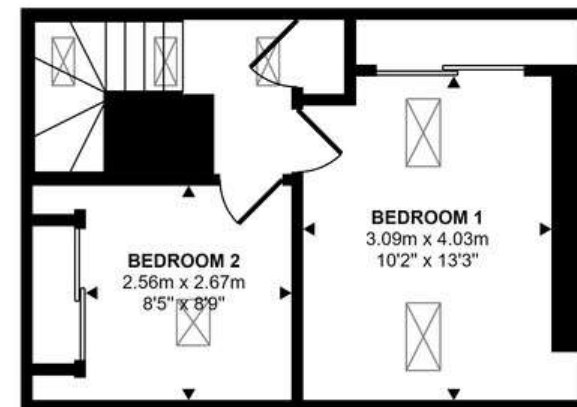
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Approx Gross Internal Area  
64 sq m / 690 sq ft



Ground Floor  
Approx 32 sq m / 343 sq ft



First Floor  
Approx 32 sq m / 347 sq ft

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.

**A** ANNAN  
SOLICITORS & ESTATE AGENTS

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

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