



**44 (2F1) Kings Road, Portobello,
Edinburgh, EH15 1DX**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BRIGHT AND SPACIOUS

ONE BEDROOM, SECOND FLOOR FLAT



This bright and spacious, one bedroom, second floor, traditional tenement flat has a fantastic location in the sought after Portobello area of Edinburgh, a stone's throw from the sea front and close to excellent shops, cafes, amenities, transport links, as well as Portobello beach and promenade. The flat has been well maintained by the current owner and has lovely period features. The accommodation consists of a communal entrance, with an entry phone system, hallway, with a ceiling airer, a light filled living room, with cornicing, feature fireplace and twin windows. This leads into a good-sized box room, ideal for home working. There is a generous dining kitchen, with a good range of modern, white fitted units, wooden worktops, appliances and space for dining at the window. The double bedroom has an original fireplace and cornicing and the bathroom has nice tiling and a bath with overhead shower. There is a well-kept communal garden to the rear, on-street parking and access to the sea front for a scenic walk into the town centre.

Communal stair with entry phone

Hallway

Living room

Dining kitchen

Double bedroom

Box room

Bathroom

Gas central heating

Double glazing

Communal garden

On-street parking





PORTOBELLO

Portobello, is situated to the east of the city centre and is a thriving and vibrant district with an excellent choice, including supermarkets, smaller specialist shops, banks and a post office on the High Street with a short stroll to Portobello Promenade and the beach/sea. 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. Quick access to the city by pass which gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5- a-side pitches. Short distances away are Portobello 9-hole golf course, Duddingston Golf Club, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, washing machine are included in the sale (no warranties given). Some furniture is available by separate negotiation.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

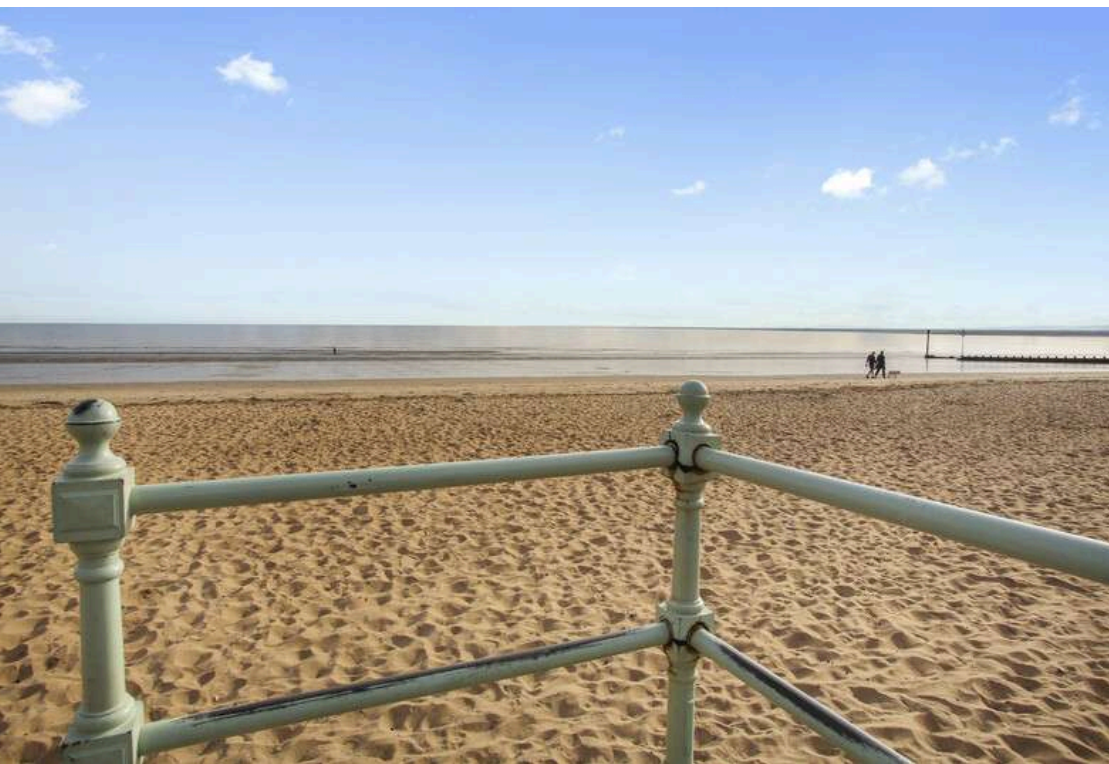
Home Report Valuation

£220,000

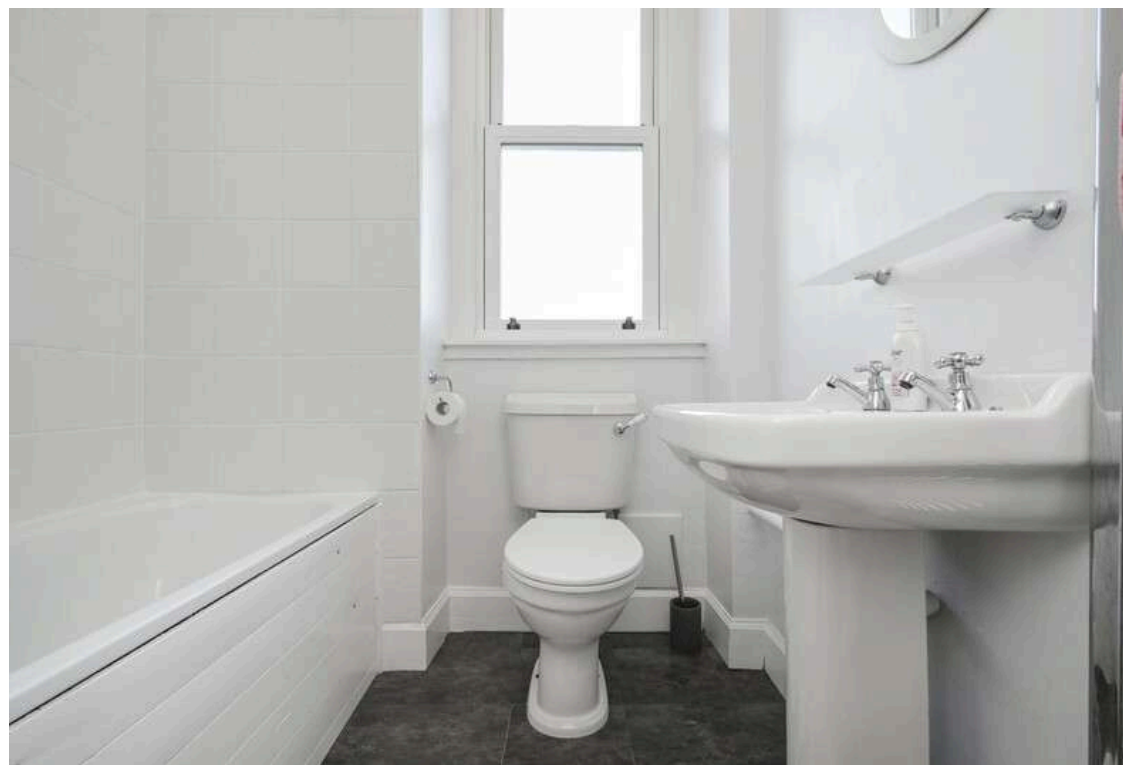
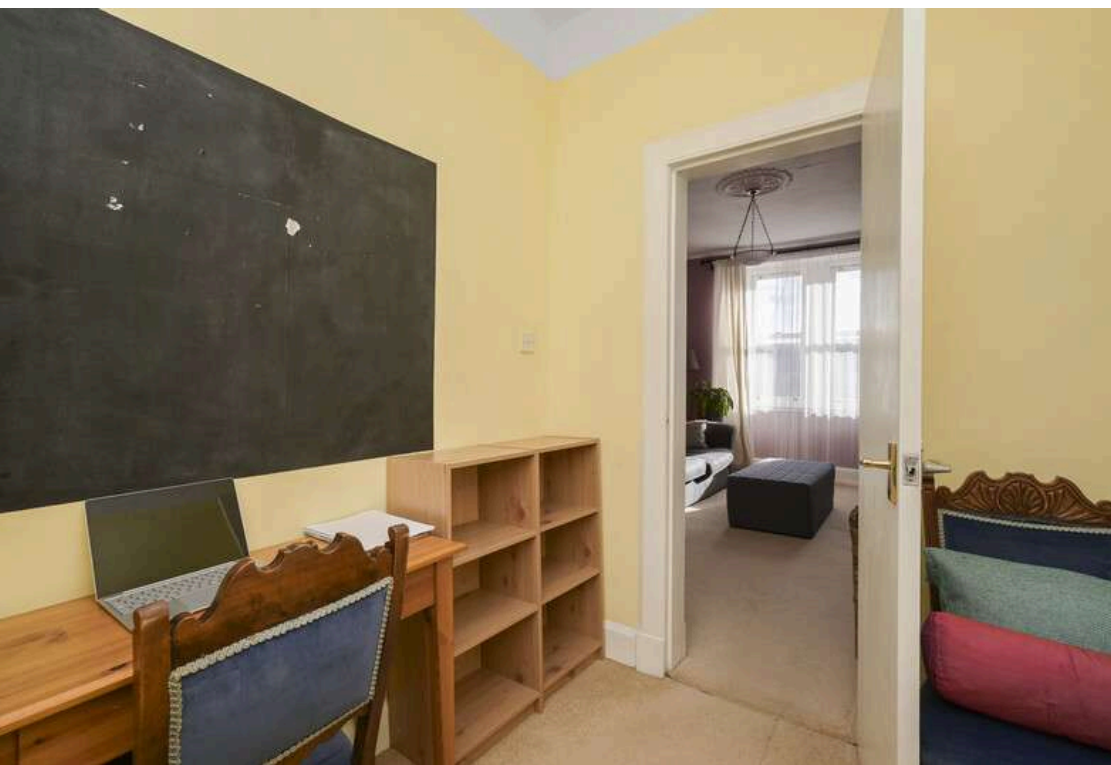
EPC Rating

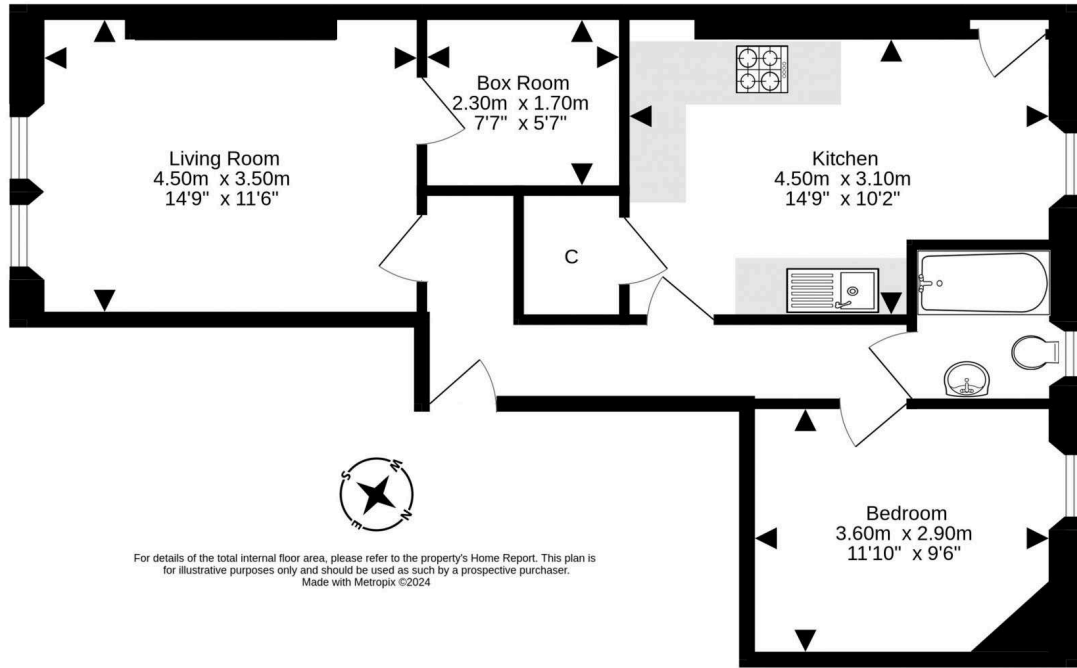
C











Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executory Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation

ēspc

89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.