



221/2 Portobello High Street
Portobello, Edinburgh, EH15 2AN



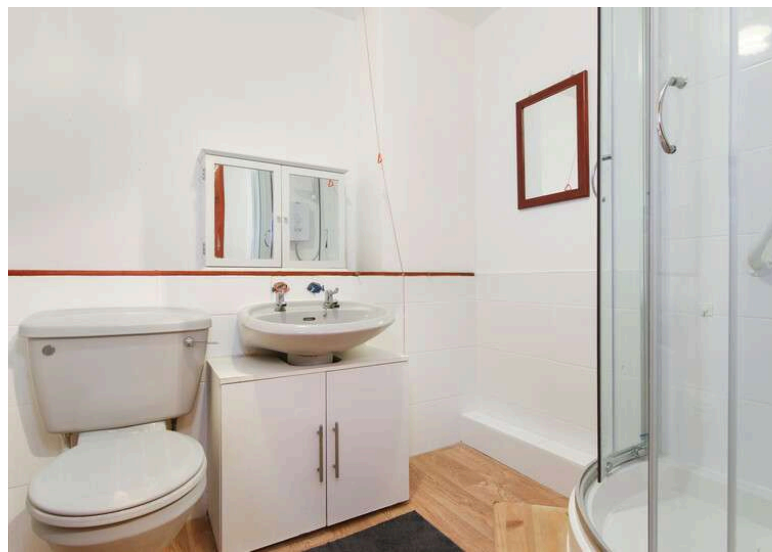


221/2

Portobello High Street

This spacious ground floor retirement flat is located a short walk from Portobello beach and Promenade, and enjoys easy access to public transport links, as well as a number amenities.

- Ground floor retirement flat in a desirable location
- Hallway with good storage
- Generous lounge with kitchen off
- Spacious double bedroom
- Three-piece shower-room
- Electric heating & double glazing
- Residents' lounge
- Guest suite
- Private residents' car park



Home Report: £0

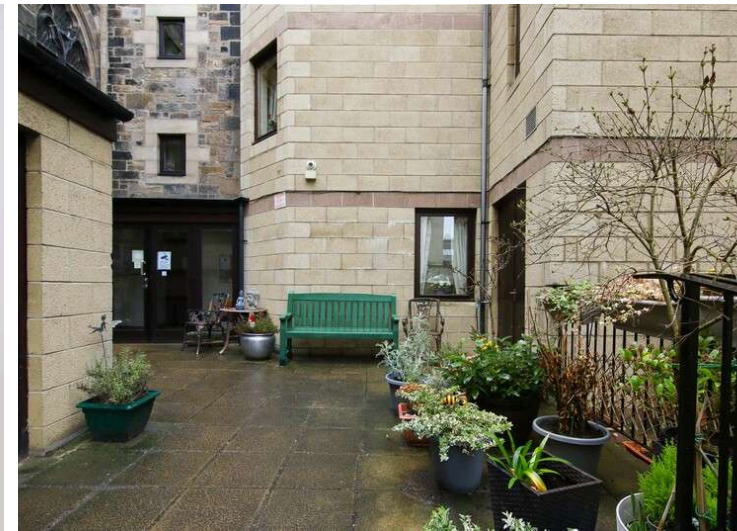
EPC Rating:

Easily manageable ground floor flat quietly located to the rear of this retirement complex in the heart of Portobello and therefore boasting a wide and varied range of local amenities and facilities on the doorstep. The main building itself is a handsome converted former church, with later extension to the rear adding to its capacity.

The flat is entered off a well kept shared passageway with secure entry and comprises reception hall with two large storage cupboards, lounge/dining room with fitted kitchen off, double bedroom and shower room. Electric heating and double glazing should help ensure a warm yet cost effective home.

Residents benefits from: security entry and CCTV24/7/; 365 emergency care alarm system; use of residents' lounge; wheelchair access; a bookable guest suite; and a private residents car park adjacent.

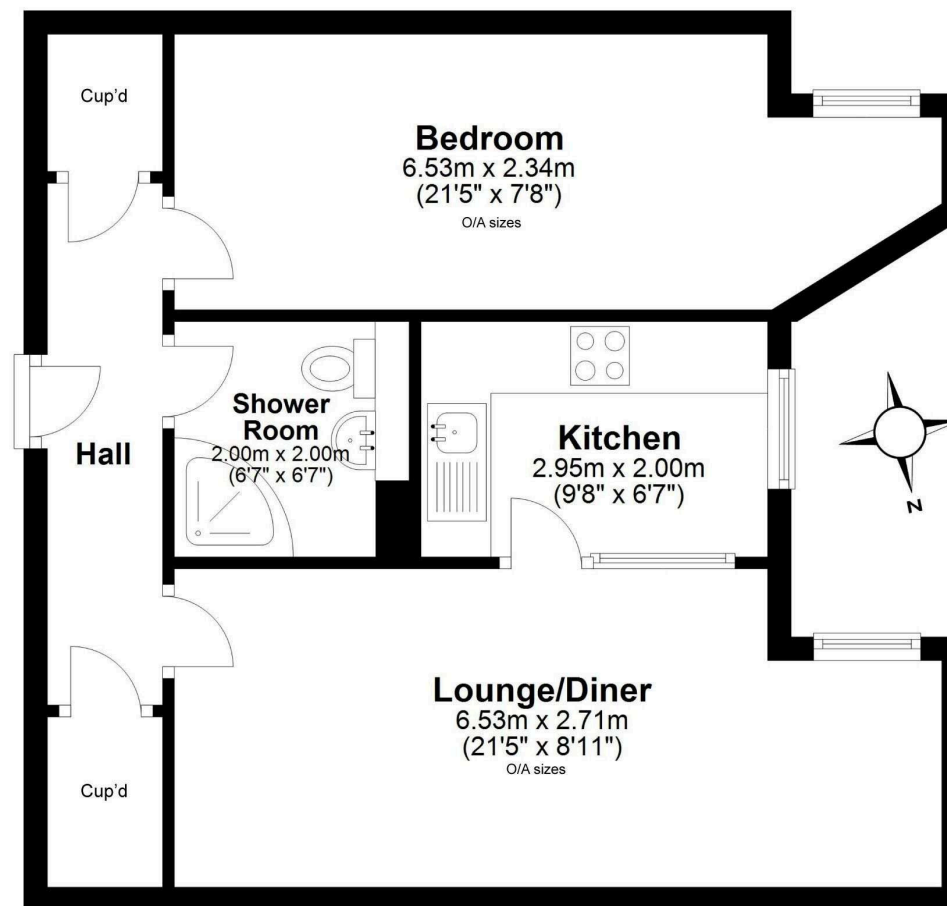
Residents must be at least 60 years old individually, or 55 and 60 as a couple.



Located approx. three miles northeast of the city centre, Portobello enjoys a quaint seaside ambience with the perks of city life right on its doorstep. Set beside a long sandy beach and promenade, within sight of Arthur's Seat and East Lothian countryside, the area is served by a range of local services and amenities. More extensive shopping facilities can be found in Musselburgh & Fort Kinnaird just a short drive away. The bustling High Street is lined with shops, cafés, restaurants, galleries, bakers, butchers, and greengrocers.

Portobello Swim Centre boasts swimming facilities, a gym, and fitness classes, as well as Edinburgh's only public authentic Turkish Baths. The area offers excellent public transport links into the city centre, as well as its proximity to Edinburgh City Bypass and the A1.

Extras: to include all fitted carpets & fitted floor coverings; curtains; light fixtures; cooker; cooker hood; and washing machine. NB No warranties or guarantees will be given in relation to the appliances.



Ground Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.