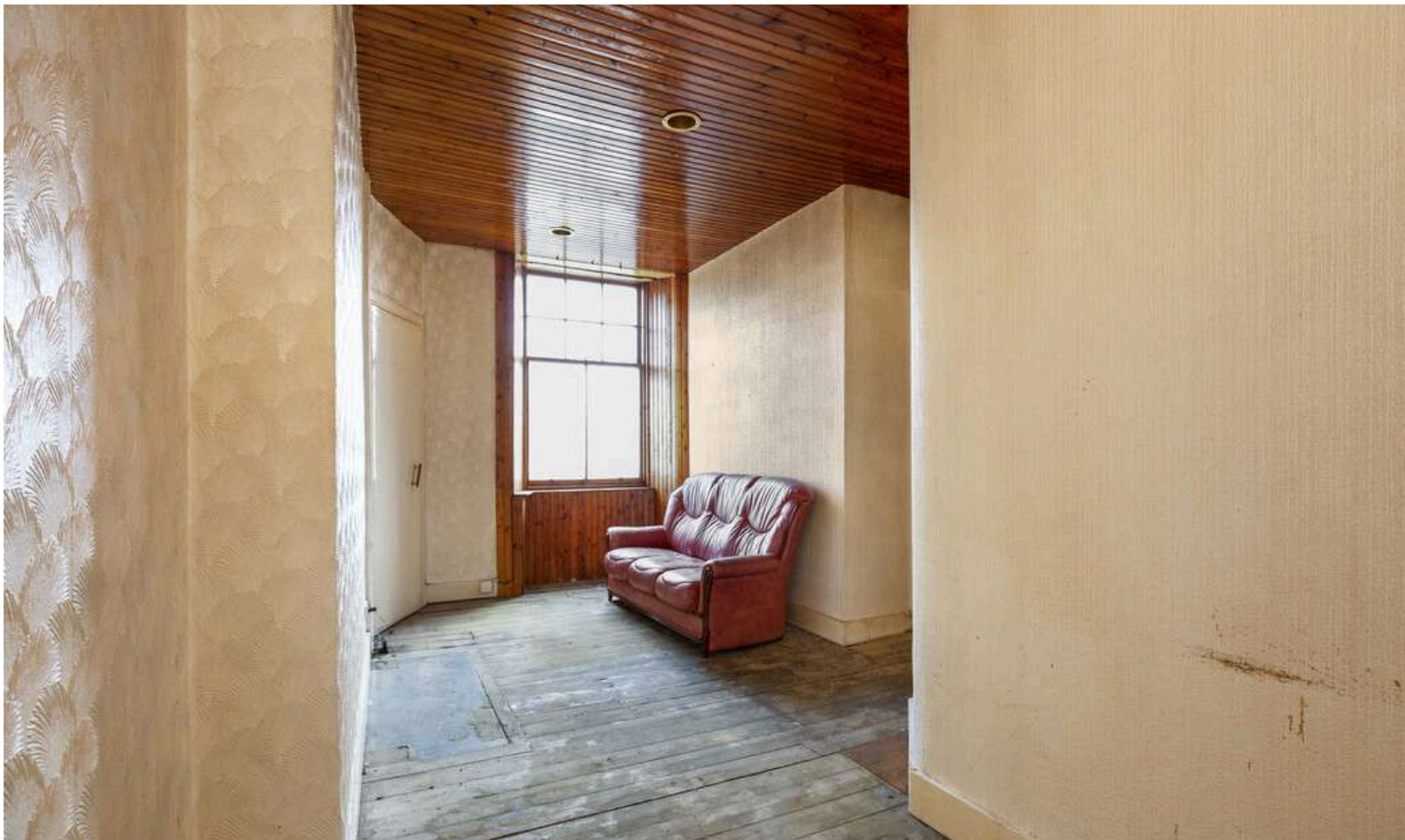




29/3 Portobello High Street, Edinburgh, EH15 1DE

www.mcdougallmcqueen.co.uk



An excellent first time buy or an investment opportunity this one bedroom first floor flat is now in need of some modernisation offering bright and spacious accommodation. The property forms part of a traditional tenement building with secure entry and a shared garden to the rear. The property is conveniently located in the heart of the thriving and vibrant area of Portobello 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 as well as a number of bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. An early viewing is recommended.

- Reception hallway.
- Open plan living/dining front facing.
- Kitchen.
- Double bedroom front facing.
- Bathroom comprising WC, wash hand basin and bath.
- Electric heating.
- Sash and case windows.
- Secure entry system.
- Communal garden to the rear.
- Parking available in adjacent streets.



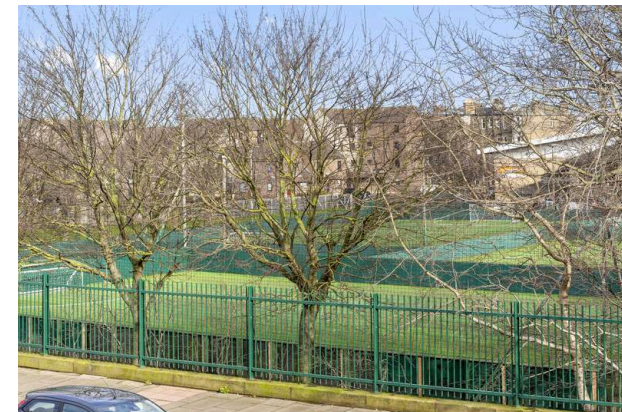
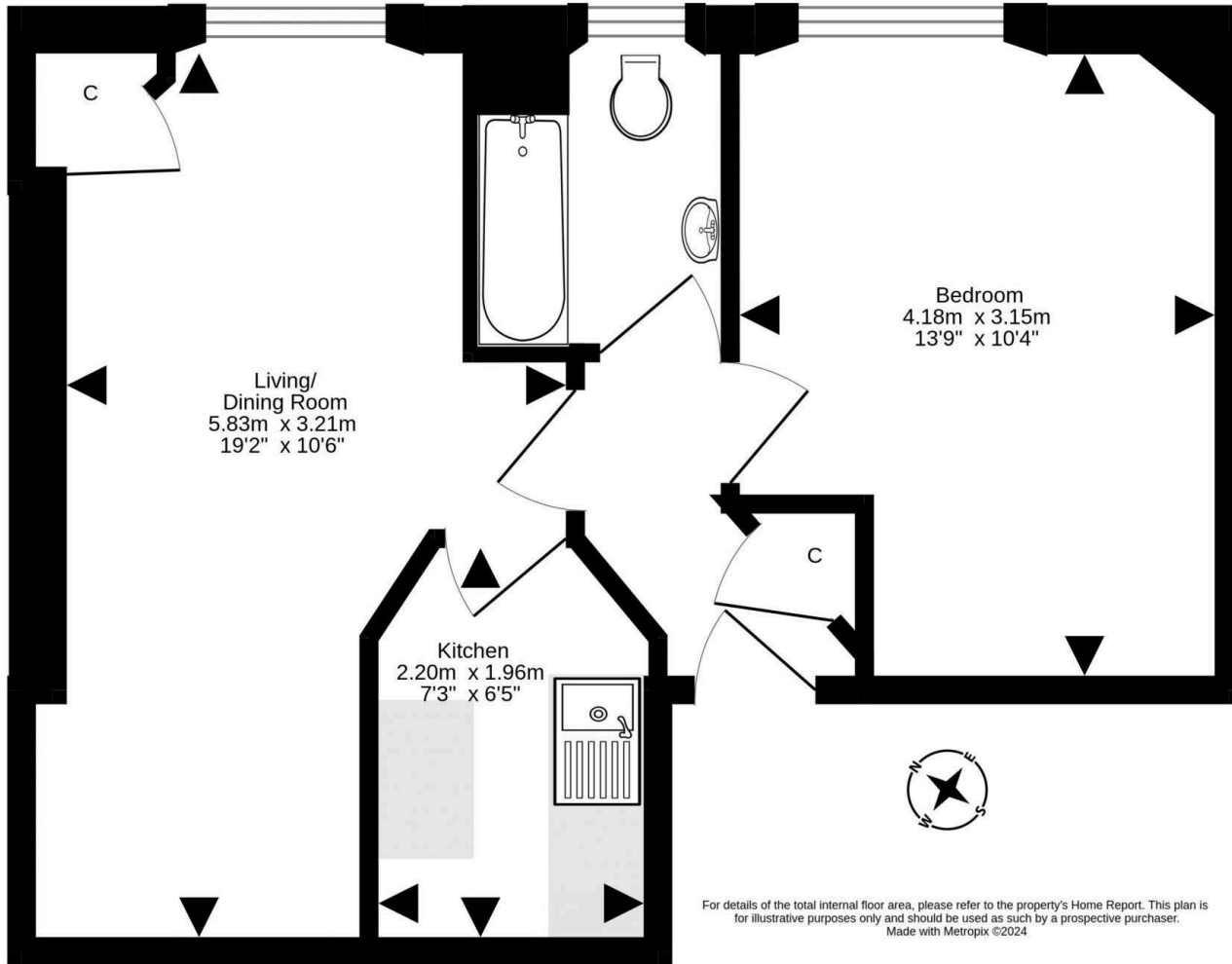
Location

Three miles to the east of the City, it is a perfect place to escape the hustle and bustle and live a more relaxed lifestyle. Along with pleasant walks, and days spent on the beach this historic neighbourhood boasts a tastefully refurbished Category A listed Victorian swimming bath, and a five-a-side football facility. Due to the abundance of independent and well-known retailers daily shopping needs are well-catered for and include an Aldi supermarket, Scotmid, Sainsbury's Local and Coop. There is also a monthly farmers market held in Brighton Park with over forty stalls selling an array of local produce, crafts, and global street food. Larger shopping requirements are met by a 24hr Asda and Fort Kinnaird Retail Park, both of which are a short drive away. Local schooling includes Towerbank Primary School and Portobello High School with private options in easy reach. Portobello has excellent transport links with regular bus services taking you from the High Street into Edinburgh City Centre in 25 minutes, and there is easy access to the A1 and City Bypass.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - E



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

