



GILSON GRAY

LAW • PROPERTY • FINANCE

2/6 BATH STREET

Portobello, Edinburgh, EH15 1EY



This three-bedroom second-floor flat forms part of a handsome red sandstone C-listed Edwardian tenement building in Portobello, presented with exceptionally stylish, contemporary interiors enhanced by lovely period features. The home is sure to appeal to a wealth of buyers and it lies just a stone's throw from the beach and other amenities including shops, primary and secondary schools, transport links across the city and further afield, and other outdoor spaces such as Figgate Park and golf courses.

Extras: Integrated kitchen appliances comprising an oven, a combination microwave, a hob, an extractor fan, a fridge/freezer, and a dishwasher will be included in the sale, along with the washing machine in the utility room. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Traditional second-floor flat in Portobello
- Part of a C-listed Edwardian tenement building
- Stylish, contemporary interiors and period features
- Secure shared entrance and stairwell
- Airy, welcoming entrance hallway
- Open-plan kitchen, living and dining room
- Stylish, fully integrated contemporary kitchen design
- Three double bedrooms (one with storage)
- Beautifully appointed shower room
- Handy utility room
- Low-maintenance shared garden
- Unrestricted on-street parking nearby







"THIS THREE-BEDROOM
SECOND-FLOOR FLAT
STRIKES THE PERFECT BLEND
OF CONTEMPORARY
STYLING AND PERIOD
CHARM."





EPC RATING:



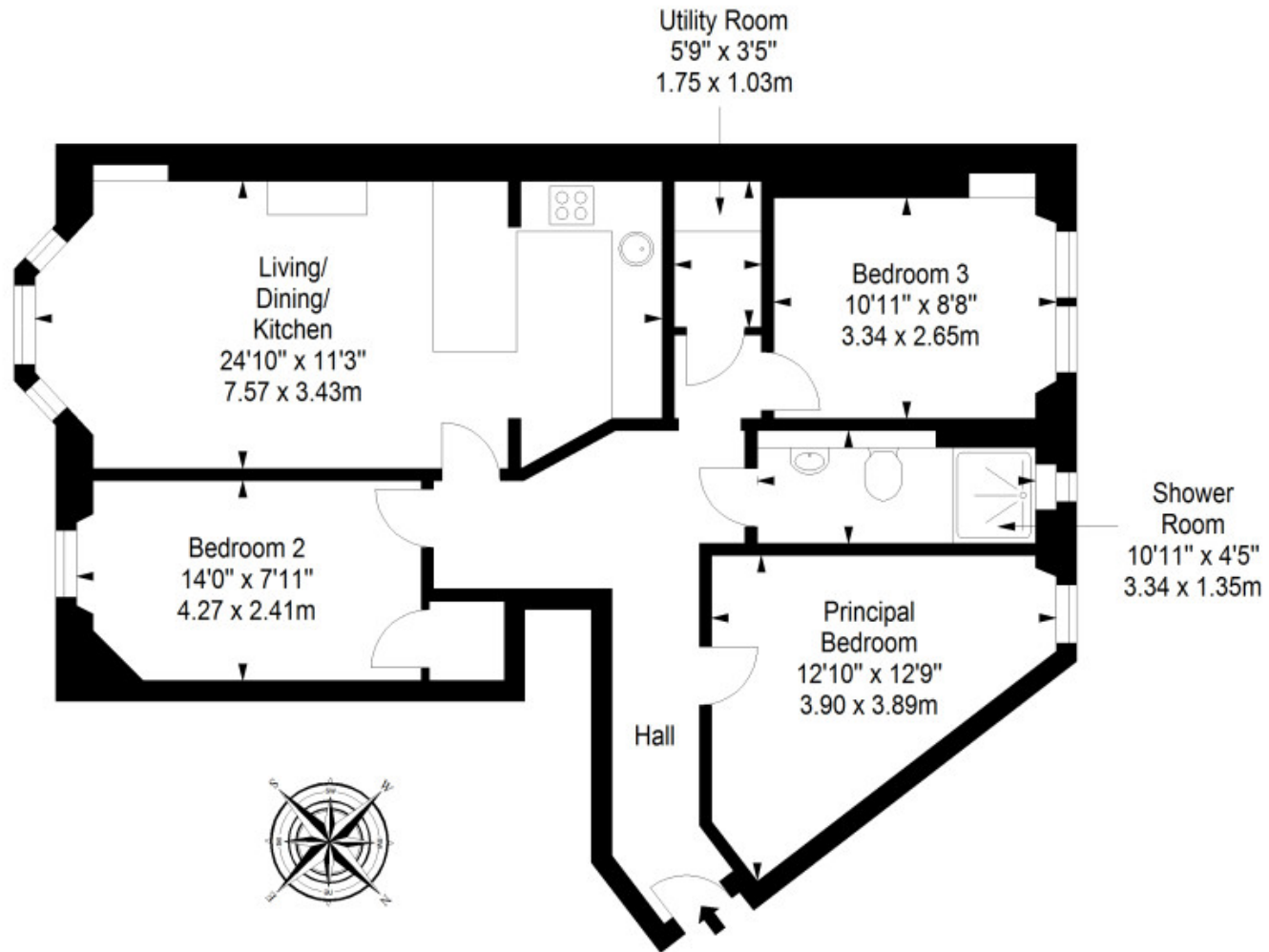
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Second Floor

Approx. 77.5 sq. metres (834.2 sq. feet)



Total area: approx. 77.5 sq. metres (834.2 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



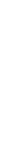
EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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