



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**2/6 BATH STREET**

Portobello, Edinburgh, EH15 1EY



This elegant three-bedroom flat, located on the second floor of a charming C-listed Edwardian red sandstone tenement in Portobello, showcases a high standard of restoration of original period features, seamlessly blended with modern interiors. Positioned just a few minutes walk from the beach, this stylish home is in the heart of the community and has the advantages of surrounding amenities including shops, primary and secondary schools, excellent transport links, and outdoor spaces like Figgate Park and nearby golf courses. The property needs to be seen to be appreciated, and is sure to appeal to a wide variety of buyers.

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 with underfloor heating
- Handy utility room
- New central heating system
- Low-maintenance shared garden
- Unrestricted on-street parking nearby













"LOVINGLY RESTORED WITH  
A HIGH LEVEL OF  
WORKMANSHIP, STRIKING  
THE PERFECT BLEND OF  
CONTEMPORARY STYLING  
AND PERIOD CHARM."





EPC RATING:



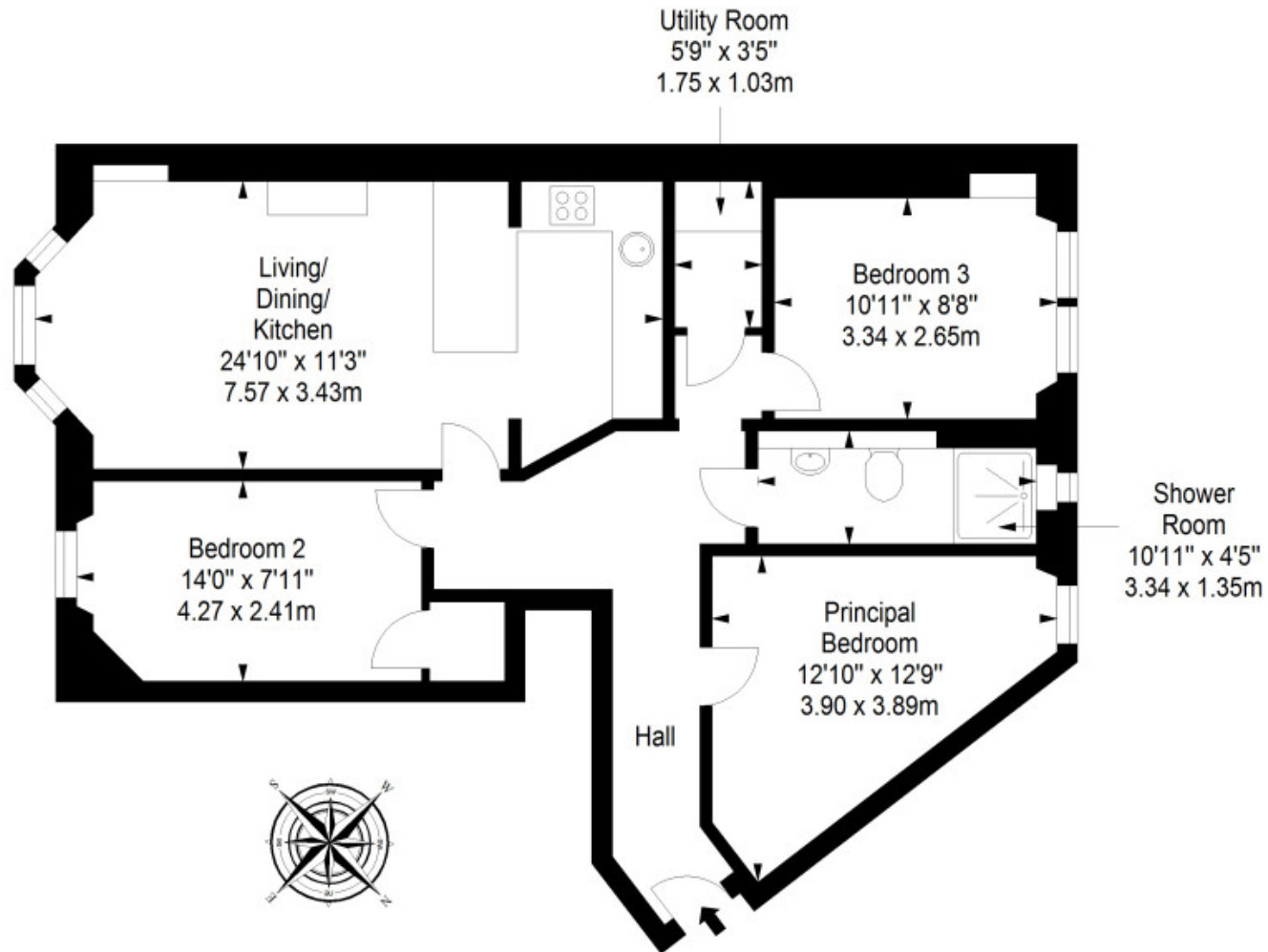
COUNCIL TAX BAND:



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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