



RALPH SAYER
SOLICITORS & ESTATE AGENTS

18/4 Fishwives Causeway

Portobello, Edinburgh, EH15 1DH

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This modern first-floor apartment is an impressive two-bedroom residence, which forms part of a highly sought-after development with a desirable location in Portobello. It is set within easy strolling distance of a supermarket, cafés and bars, as well as transport links for a swift commute to the city centre. Portobello's long sandy beach is just a brief walk away too. The residence further boasts stylish interior design, sociable open-plan living, and a quality kitchen and two washrooms. It is an ideal property for a wide demographic seeking a coastal lifestyle close to the city centre.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Property Summary

- Stylish first-floor apartment in Portobello
- Part of a popular modern development
- Attractive interiors finished to high standards
- Shared entrance with secure entry system
- Central hall with two built-in cupboards
- Open-plan kitchen, living and dining room
- Modern kitchen with integrated appliances
- Principal suite with Juliet balcony and wardrobe
- Second spacious double bedroom
- Quality 3pc en-suite shower room
- Family bathroom with an overhead shower
- Well-kept communal garden grounds
- Ample private residents' parking
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - D





Stylish first-floor apartment in Portobello with attractive interiors finished to high standards



Let us help you find your next
dream property!



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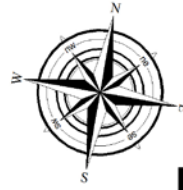
Birch House
10 Bankhead Crosssway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

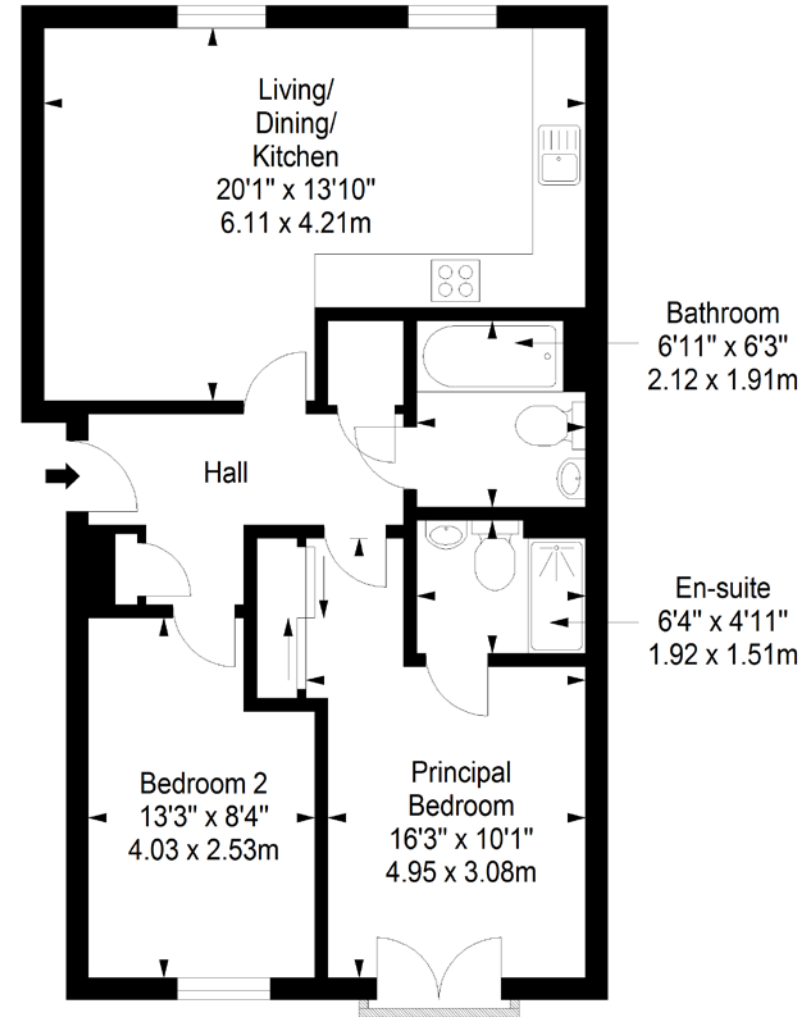
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



First Floor
Approx. 62.0 sq. metres (667.4 sq. feet)



Total area: approx. 62.0 sq. metres (667.4 sq. feet)